



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	4
Suffix	
Property Name	
Address Line 1	Millers View
Address Line 2	
Address Line 3	Staffordshire
Town/city	Cheadle
Postcode	ST10 1XP

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

Easting (x)	Northing (y)
401569	342562

Description

Applicant Details

Name/Company

Title

Mr

First name

S

Surname

Edwards

Company Name

Heronceau Refurbishment Ltd

Address

Address line 1

24 Brookside Business Park

Address line 2

Address line 3

Town/City

Stone

County

Staffordshire

Country

Postcode

ST15 0RZ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Salisu

Surname

Abubakar

Company Name

Croft Architecture Ltd

Address

Address line 1

6 & 7 Pearl House Anson Court

Address line 2

Stafford Technology Park

Address line 3

Beaconside

Town/City

Stafford

County

Country

United Kingdom

Postcode

ST18 0GB

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 application to convert a C3 dwelling into a use class C2 Residential Institution for care of children including conversion of existing detached garage into 2 bedroom bungalow as already approved on application SMD/2023/0139

Reference number

SMD/2024/0241

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

20/09/2024

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

Condition number(s)

3

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

The approved planning application for the change of use from a C3 dwelling to a C2 Residential Institution included a condition restricting the age range of children accommodated to 8–16 years. I am seeking to vary this condition to allow an age range of 0–18 years to better reflect the operational needs of the proposed use and to align with current childcare regulations and statutory frameworks.

The requested change would enable the facility to meet the needs of a broader group of children with learning difficulties, as the definition of children under UK law includes individuals from birth to 18 years of age. Many care institutions operate successfully within this wider age range, and this change would ensure flexibility to provide care and support tailored to individual circumstances, without unnecessary restrictions.

This variation will not materially affect the nature of the use or the impact on the surrounding area. The property's use as a residential institution will remain consistent, with all care practices governed by strict Ofsted regulations to ensure safety, welfare, and well-being for all age groups.

In summary, the proposed amendment seeks to enhance the ability of the institution to provide essential care services while maintaining compliance with relevant planning and care standards.

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

The site shall not be occupied by more than four children aged between 0 and 18 and four care home staff at any one time.

Reason:-

In the interests of protecting the character and amenities of the area.

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

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

Mr

First Name

Salisu

Surname

Abubakar

Declaration Date

02/01/2025

☒ 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

Carl Croft

Date

09/01/2025

