



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
www.staffsmoorlands.gov.uk

Application for Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (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

Jacksons Nurseries

Address

Address line 1

Jacksons Nurseries

Address line 2

Thorney Edge Road

Address line 3

Town/City

Bagnall

County

Staffordshire

Country

United Kingdom

Postcode

ST9 9LE

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Reserved matters application for an agricultural workers dwelling at Jacksons Nurseries. The principle of the application and location has already been discussed extensively since the outline application was submitted in Feb-24. A location plan was agreed as part of the outline application. This reserved matters application covers all of the reserved matters from the outline application, i.e. Scale, Design/Appearance, Siting/Layout, Landscape and Access. In accordance with the requirements indicated by SMDC at outline application stage, this reserved matters application includes a Site Plan, Elevational drawings, Layout drawings and details of how the site will be landscaped. Included within the attachments to this application, I have included details of the boundary treatments (which provides for native hedging, in accordance with recommendation from outline application) and details of the building materials to be used.

Reference number

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

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Scale, Design/Appearance, Siting/Layout, Landscape and Access
The outline application was not an environment impact assessment.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

The location plan with file name "Location Plan for Agricultural Workers Dwelling with Road Name Updated 30-Oct-24" which was emailed to Chris Johnston on Thurs 31-Oct-24 at 9:15am is the key plan that was approved at outline application stage. The plan does not have a reference number.

Please list all drawing numbers submitted with this application for approval

2024-2964-03A PLANNING PROPOSAL - SITE PLAN AND SECTIONS

2024-2964-02 EXISTING CONDITIONS - SITE PLAN AND SECTIONS

2024-2964-01C PLANNING PROPOSAL - FLOOR PLANS AND ELEVATIONS

Location Plan for Agricultural Workers Dwelling with Road Name Nov-24 vF (this is identifcal to the location plan previously with file name "Location Plan for Agricultural Workers Dwelling with Road Name Updated 30-Oct-24" that was approved at outline application stage)

If applicable, please state the reasons for any changes to the original drawings

No changes.

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)

01/11/2020

Details of the pre-application advice received

Pre-application advice was sought ~4 years ago but has been superseded by more substantive discussions at outline application stage over the last ~9 months.

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

Declaration

I/We hereby apply for Approval of reserved matters 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

08/03/2025