



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	
Suffix	
Property Name	Hermitage Farm, Ruelow
Address Line 1	Froghall Road
Address Line 2	
Address Line 3	Staffordshire
Town/city	Froghall
Postcode	ST10 2HQ

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

Easting (x)	Northing (y)
402115	347935

Description

Applicant Details

Name/Company

Title

Mr

First name

Christopher

Surname

cooke

Company Name

Hermitage Farm Holidays Ltd

Address

Address line 1

Hermitage Farm

Address line 2

Froghall Road

Address line 3

Town/City

Stoke on trent

County

Country

United Kingdom

Postcode

st10 2hq

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

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

Farm Workers Dwelling at Hermitage Farm Froghall

Reference number

SM92-1066

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

21/12/1992

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

Condition number(s)

3

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

01/07/1995

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

05/08/1999

Condition(s) - Variation/Removal

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

Please refer to attached document titled

Ruelow Planning Statement

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

Not applicable as are applying for the condition to be removed

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

Planning Enquiry SMD/2024/0321

Date (must be pre-application submission)

28/05/2025

Details of the pre-application advice received

I do have draft guidance notes, provided internally, that should assist you in this matter, they are copied for you below. Overall, you will see that it is perhaps not only the length of the marketing that is important but the quality and the extent to which it relates to a genuine attempt to attract a suitable occupant/purchaser.

Generally the marketing exercise should comprise of:

1. A minimum of 6 continual months (but ideally 12) marketing, however an acceptable and reasonable period will depend on the individual merits of each case the period for marketing will also be affected by the financial climate, ie recession periods may suggest shorter periods (of at least 6 months)
2. The building/site should be marketed through a recognised, independent property agent
3. Advertising on the internet: The agent should ensure that sales particulars appear on their website continually online for the period covered by the marketing under (1) above. These should prominently display the interest in land in question (ie building, part of building, piece of land); the tenures available; and asking price/rental. Plus the Council will also expect inclusion on a national website such as Rightmove (or equivalent) for wider audience.
4. Where the agent has a physical High Street office, 'Sales particulars' should be produced and displayed in the Agents Office(s) [if applicable] continually for the period covered by the marketing under (1) above. These should prominently display the interest in land in question (ie building, part of building, piece of land); the tenures available; and asking price/rental
5. A 'for sale' (or to let) board should be erected on the building/site in a prominent position for the public to view continually for the whole period of the marketing campaign.

When an application is submitted, the following information should be provided:

- a Property Agents Report summarising the marketing exercise carried out, i.e. Type of property; how, where and when marketed; tenure offered, general / specific level of enquiry shown;
- a copy of the sales particulars including explanation of where displayed and for how long.
- photograph(s) of the building/site (clearly showing the 'sale /to let board and that this was clearly visible to the public)
- reference to the relevant website(s) showing full details of information posted
- a schedule of the numbers of enquiries received, including any firm offers, whether they are conditional or unconditional, with the relevant evidence where necessary. (This should include if possible, reasons why initial interest not proceeded with);

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

Christopher

Surname

Cooke

Declaration Date

30/05/2025

☒ 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

Christopher cooke

Date

02/06/2025