

Mr. W. Chell
Planning Enforcement
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

6th May 2025

Dear Wayne

VARIATION OF CONDITION 2 OF SMD/2024/0028 – BALL GREEN FARM, BROWN EDGE

On behalf of my client Mr. D. Clement I would be grateful if you would find enclosed a planning application seeking to vary the wording of Condition 2 of the above planning consent.

The original planning application on the site (SMD/2021/0179) granted consent for the erection of a freestanding agricultural building on the site, along with an extension to an existing agricultural building, construction of a slurry tank, and retention of a vehicular access track, in addition to associated excavation works. That application has subsequently been varied by applications SMD/2023/0343 (materials / use of access) and SMD/2024/0028 (use of access).

The proposed variation in condition 2 of application SMD/2024/0028 is sought in order to regularise the external appearance of the freestanding agricultural building that has been constructed on the site, which deviates from the approved plans in that the front elevation of the building, facing south, is open fronted. The approved plans showed this elevation to be enclosed by blockwork to its lower elevations with cladding above, and two large access openings towards either end. The building constructed on site is open fronted owing to its use for the keeping of cattle, which in turn requires good levels of natural ventilation.

The resultant building has the appearance of a typical agricultural building used for animal housing and does not materially detract from the character and appearance of the area. The proposal is also acceptable from a residential amenity perspective, given that the open elevation faces south, away from the nearest neighbouring properties which lie to the north of the site. The proposed variation of condition 2 will therefore not give rise to any conflict with policies SS1 and DC1 of the Staffordshire Moorlands Local Plan.

Rob Duncan Planning Consultancy Ltd.

T. 07779 783521

E. rob78duncan@gmail.com

W. www.rob-duncan-planning.co.uk

A. St. Mary's Old School, Minster Pool Walk
Lichfield, Staffordshire, WS13 6QT

The Local Authority is therefore respectfully requested to grant planning permission to vary the wording of Condition 2 of SMD/2024/0028 so that it refers to the enclosed drawing AL03 Rev.C, as a substitute for approved drawing AL03 Rev.B.

I trust this proposal will be of interest, but should you have any queries or concerns in respect of this matter, then I would welcome the opportunity to discuss them with you prior to the determination of the application.

Yours sincerely



Rob Duncan
Planning Consultant

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