

Emma Buck
Planning Inspectorate
Temple Quay House,
2 The Square,
Temple Quay,
Bristol
BS1 6PN

Our Ref: MB/3849/2025-08-05

5th August 2025

Dear Emma,

RE: APPEAL REF. APP/B3438/W/25/3367303 – APPEAL BY MARK MELLOR RELATING TO HAYES GATE FARM STAR ROAD, OAKAMoor, STOKE-ON-TRENT, ST10 3BN

This letter has been prepared in response to correspondence received from the Planning Inspectorate on 23rd July 2025 which provides an opportunity to comment on the Local Planning Authority's supporting email, dated 30th June 2025. That email states:

"A planning permission was granted (SMD/2019/0453) to convert the stone farm building into ancillary living accommodation, the approved scheme did not include any enlargement of the building and alterations would have been sensitive (approved plan attached ref. 2493 - 005), the approved scheme was not implemented."

The description of development for application SMD/2019/0453:

"Conversion of stone barn and farm building to provide for their use as additional and ancillary living accommodation and covered [covered] parking for the dwellinghouse granted planning permission on the 11th June 2019 (ref SMD/2019/0187)."

The Inspector should be aware that application SMD/2019/0187 related to the approved Class Q application (DET/2018/0002) and had the following description of development:

"Variation of condition 1 relating to the appeal decision for DET/2018/0002"

The Appellant wishes to dispute the Local Planning Authority's claim that the approved scheme was not implemented. This claim is unsubstantiated, with no contrary information presented in either the Officer's report nor the supporting email (dated 30th June). In contrast, the submitted Statement of Case provides details of how this consent has indeed been implemented and remains extant, with evidence included to support this fact.

There is also a clear exclusion to any reference to the covered parking element of that development. This parking area forms part of that application and is located within the red line boundary. As such, using this as a parking area, with no pre-commencement conditions to address, confirms that the consent has indeed been implemented as approved. This is discussed at length in the Statement of Case.

Separately, an application for a Lawful Development Certificate (LDC) has been submitted to the Council and is being determined at the time of writing, albeit the decision deadline has passed (SMD/2025/0277). This

sought to confirm that the application was indeed implemented and evidence, as presented in the Statement of Case, was submitted to accompany the LDC application.

Paragraphs 2.6 and 2.7 of the submitted Statement of Case discuss at length why this permission is extant, with supporting evidence included as Appendix A.

The Local Planning Authority's email of 30th June continues:

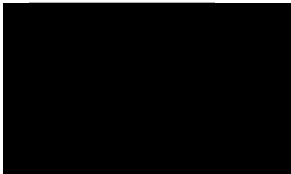
"The current appeal proposal is to convert the farm building to ancillary accommodation, but with an enlargement similar to that which was proposed with the previous application to convert the building to a dwelling – the proposal would result in the provision of a building tantamount to the refused scheme to convert to a dwelling."

This statement is factually incorrect. This Appeal relates to application SMD/2025/0006, with the development title *"Erection of an extension to ancillary accommodation"*. No change of use is proposed as part of this application, as the application building already benefits from an extant consent to be used as ancillary accommodation.

Paragraph 4.18 of the Statement of Case discusses the Appellant's concerns relating to the influence the site's planning history is having on the determination of current applications. The above quotation, referring to incorrect details which are proposed, reaffirms this concern. No change of use is proposed as part of this appeal. The extant ancillary use will remain as part of this proposed development.

I trust this clarifies matters for the Inspector.

Yours sincerely,



Shaun Hyde MPlan MRTPI

Senior Planner | Chartered Town Planner