



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 a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning 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

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☐ Yes
☒ No

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☒ Yes
☐ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

It is proposed to install a 20ft storage container within this compound. The container will be used to securely store a sit-on mower and a football pitch line marker.

The container will be positioned to ensure continued safe access within the compound and will not impede existing use for goalpost storage.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The existing area is currently used as a compound for the storage of goalposts.

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The existing use of the land as a storage compound is considered lawful because it has been in continuous use for the storage of sports equipment, including goalposts and other items associated with the maintenance and operation of the adjacent sports pitches. This use is ancillary to the lawful recreational and sporting use of the wider site.

No new buildings have previously been erected on the land, and the compound consists of an open, fenced area used solely for storage purposes. The proposed installation of the 20ft storage container will not alter the lawful use of the land, as it will continue to serve as a storage area in connection with the established and lawful use of the sports grounds.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Advice from Mrs L Jackson

Hello Mr Johnson

We spoke recently regarding a proposed storage container to be positioned within the grounds of Werrington Primary School. You provided the attached images and Word Document. From our discussions it is understood that the container would have a footprint of 6.0m x 2.1m with a height of 2.1m and would be used to securely store items such as a sit on mower, pitch-line marker and tools in connection with the maintenance of the school grounds. It is understood that the container would be a flat-pack item which would be assembled on site and moved afterwards if needed.

The General Permitted Development Order (GPDO) allows for a range of works / developments to be carried out without the need for planning permission. I have discussed this query with a Senior officer and it would appear that Part 7, Class M of the General Permitted Development Order (GPDO) appears to be relevant to this case. Provided that no other development has been carried out under Part 7, Class M of the GPDO since 21.04.2021, then it would appear that the storage shed you propose would be permitted development (not require planning permission / Prior approval) due to compliance with the Class M height, footprint size, location and the fact that no playing field space would be lost. I have reviewed the planning history of the site and cannot find any Class M developments.

You will appreciate that this is informal officer advice based only. This response is not a legal determination by the council under any of the Planning acts. Should you require a formal decision then you have the option to apply (prior to the container being placed on the site), for a Certificate of Proposed Lawful Development. Should you require any further details concerning Certificate applications, please contact Planning Customer Services on 0345 605 3013.

I trust this is of use to you.

Regards

Mrs L Jackson Planning Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

Mob: 07976 753976

Main Reception (Planning): 0345 605 3010

Select the use class that relates to the existing or last use.

B8 - Storage or distribution

Information about the proposed use(s)

Select the use class that relates to the proposed use.

B2 - General industrial

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

It is considered that a Lawful Development Certificate should be granted for this proposal because the installation of the 20ft storage container constitutes development that is ancillary to the existing lawful use of the site as a sports and recreation area. The compound is already used for the storage of goalposts and other equipment associated with the maintenance of the playing fields.

The proposed storage container will simply provide a secure and weatherproof facility for the storage of a sit-on mower and a pitch line marker, both of which are directly related to the ongoing maintenance of the sports pitches. The proposal does not involve any change of use, enlargement of a building, or operational development that would materially alter the character or lawful use of the land.

Accordingly, the siting of the storage container represents an ancillary and incidental use within the existing lawful recreational use of the land, and therefore falls within the scope of permitted development under planning law. On this basis, a Lawful Development Certificate should be granted.

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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

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

BMRKDSVD

Date (must be pre-application submission)

16/09/2025

Details of the pre-application advice received

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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

Interest in the Land

Please state the applicant's interest in the land

- ☐ Owner
- ☒ Lessee
- ☐ Occupier
- ☐ Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

Declaration

I/We hereby apply for Lawful development: Proposed use 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 Johnson

Date

21/11/2025