



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	1
Suffix	
Property Name	Apesford Farm
Address Line 1	Apesford Lane
Address Line 2	
Address Line 3	Staffordshire
Town/city	Bradnop
Postcode	ST13 7EX

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

Easting (x)	Northing (y)
401733	353556

Description

Applicant Details

Name/Company

Title

Mr.

First name

J.

Surname

Harrison

Company Name

Address

Address line 1

1 Apesford Farm

Address line 2

Apesford Lane

Address line 3

Town/City

Bradnop

County

Staffordshire

Country

Postcode

ST13 7EX

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

WS13 6QT

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

Erection of 2no. dwellinghouses in lieu of the 2no. dwellinghouses approved by application DET/2024/0005

Reference number

SMD/2025/0319 (as allowed under appeal ref. 6002818)

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

10/03/2026

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

Condition number(s)

2 and 5

Has the development already started?

☒ Yes

☐ No

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

01/04/2026

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Please see Planning Statement

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

Condition 2 - Change plan reference to refer to 1571-AL71D and 1571-AL72E

Condition 5 - Change to allow for use of recycled / reclaimed stone for the elevations of the building.

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)

03/07/2026

Details of the pre-application advice received

Difficult to give any positive immediate opinion on this as although stone and clay tiles would be in keeping with other nearby buildings, the previous appeal involving the replacement of the barns with stone dwellings was dismissed due to it not maintaining the modern farm storage building form and appearance and being too “domestic” and not in the “spirit” of Class Q. Furthermore, the carbon savings from the allowed scheme of timber dwellings seemed to also be a factor in the decision.

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?

E.g. All the land is owned by a single individual

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☒ Yes

☐ No

Does the land have agricultural tenants where the details of all individuals are known by the Applicant?

E.g. The land is owned by 1 person, has 1 agricultural tenant and the applicant can provide details of those people.

☒ Yes

☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☐ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☒ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Rob

Surname

Duncan

Declaration Date

19/08/2026

☒ 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

Rob Duncan

Date

19/08/2026