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, Holiday Cottage

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)

402164

Northing (y)

347928

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

GB

Postcode

st10 2hq

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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

Removal of condition 2 of planning permission SM99-0224 and replaced by "Premises to be used for short stay holiday accommodation during March to September and for extended periods during October to March"

Reference: 04/01361/FUL (SMD/2004/0970)

Decision date: 20 January 2005

Condition: Condition 1

Reference number

Reference: 04/01361/FUL (SMD/2004/0970)

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

20/01/2005

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

Condition number(s)

Condition 1

Has the development already started?

◯ Yes
⊘ No

Condition(s) - Variation/Removal

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

Removal of Condition is sought to allow the four existing units to be occupied as permanent residential dwellings without the current holiday/short-stay occupancy restriction. The reasons and planning justification for removal of the condition, including the provision of appropriate residential amenity space and evidence concerning the optimum viable use of the listed building, are set out in the accompanying Planning, Design and Heritage Statement.

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

Condition to be removed in its entirety

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

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

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] 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

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Christopher

Surname

cooke

Declaration Date

19/08/2026

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Christopher cooke

Date

18/09/2026

Amendments Summary

Amendments made in response to the Local Planning Authority's validation request. The application form has been corrected to provide the description of the originally approved development. Existing and proposed plans/elevations have been resubmitted at the stated measurable scales, and corrected scalable Location and Site Plans have been provided. The supporting documents have also been updated as appropriate. No change has been made to the overall purpose of the application