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Prior Approval of Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and for Associated Operational Development*

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995 (as amended)

*Development is not permitted where the proposed change of use would result in more than 3 dwellinghouses that have a cumulative floor space of more than 450 square metres being created within an "established agricultural unit" (which means agricultural land occupied as a unit for the purposes of agriculture on or before 20 March 2013, or for ten years before the date the proposed development will begin). Development is not permitted where the building is listed, the site is or contains a scheduled monument, is located on Article 1(5) land, or in a site of special scientific interest, a safety hazard area or a military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification 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.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	Mrs	First name:	Sue
Last name:	Barker		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	Black Bank Farm		
Address 1:	Shay Lane		
Address 2:			
Address 3:			
Town:	Foxt		
County:	Staffordshire		
Country:	England		
Postcode:	ST10 2HN		

2. Agent Name and Address

Title:	Mr	First name:	Howard
Last name:	Clulow		
Company (optional):	M J Barretts		
Unit:		House number:	
		House suffix:	
House name:	Brookside Business Park		
Address 1:	Brookside Road		
Address 2:			
Address 3:			
Town:	Uttoxeter		
County:	Staffordshire		
Country:	England		
Postcode:	ST14 8AT		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Building number:	<input type="text"/>	Building suffix:	<input type="text"/>
Building name:	<input type="text" value="Black Bank Farm"/>				
Address 1:	<input type="text" value="Shay Lane"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text"/>				
Town:	<input type="text" value="Foxt"/>				
County:	<input type="text" value="Staffordshire"/>				
Postcode:	<input type="text" value="ST10 2HN"/>				

4. Description of proposal

If the building was not in use immediately before 20th March 2013, what date was it last in use? (DD/MM/YY)

What was the use of the building immediately before 20th March 2013 or the last use before that date?

The building at ground floor is partly in use as a machinery store and the remainder was used as a animal housing . The first floor was formally in use as a hay store.

If the building was brought into use after the 20th March 2013, what date was it brought into use? (DD/MM/YY)

Please provide details of its use since it was brought into use:

Is the site currently occupied under an agricultural tenancy agreement? Yes ☐ No ☒

If yes, I/we confirm that both parties to that agreement have consented to the change of use: ☐

Please attach written confirmation from the landlord and tenant confirming they both agree to the change of use.

Has an agricultural tenancy agreement been terminated in the year before development is proposed to begin for the purpose of carrying out the change of use? Yes ☐ No ☒

If yes, I/we confirm that both parties have agreed that the site is no longer required for agricultural use: ☐

Please attach written confirmation from the landlord and tenant confirming they both agree that the site is no longer required for agricultural use.

What is the total number of proposed dwellinghouses that will be developed within the established agricultural unit (including the number of dwellinghouses already developed under Class MB of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564)?

Please specify (including any floor space that has already changed use to a dwellinghouse under Class MB of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995, as amended by SI 2014/564):

The cumulative floor area of building which is proposed to change use:

The cumulative area of land within its curtilage which is proposed to change use:

4. Description of proposal (Continued)

Please describe the proposed development, including relevant information on the siting and location of the building:

The scheme proposal is to change the use of the redundant first floor hay storage space to form a self contained living space for a housekeepers accommodation utilising the existing floorspace via the stone stepped entrance.

The existing use at ground floor level is to remain as a machinery store. The building sits opposite the main farm dwelling accessed across the farm yard.

Parking provision for the accommodation is provided within the farm yard alongside the dwelling house spaces.

Please give any relevant information on transport and highways, noise, contamination and flooding risks on site. A flood risk assessment should be provided with the application in Flood Zones 2 and 3, and in Flood Zone 1 where an area which has critical drainage problems has been notified to the Local Planning Authority by the Environment Agency:

Access to the proposal is via the current farm driveway to an area for parking spaces located in the farm yard.

The site does not sit within any EA flood zones

Please give a description of any exterior alterations which are proposed to the building including information of any intended partial demolition reasonably necessary to carry out these works, work involving the installation or replacement of windows, doors, roofs, exterior walls and work involving the installation or replacement of water, drainage, electricity, gas or other services.

The existing windows and door openings are all to remain as existing. Access to first floor is via the existing stone stepped approach on the eastern facade. A single new rooflight is proposed on the north facing roof over the proposed bathroom.

Drainage is via new internal stacks fed to new below ground connections into the existing manhole position in the yard to the north side and then to the existing septic tank.

Storm drainage to remain as existing. Mains electric exists in the building as does mains water.

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically): ☒



The correct fee. ☒

A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the authority in assessing your development proposal. ☒

Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)

6. Declaration

I/we hereby apply for prior approval as described in this notification 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.

Signed - Developer:

Or signed - Agent:

Date (DD/MM/YYYY):

(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	<input type="text"/>

Country code:	Fax number (optional):
<input type="text"/>	<input type="text"/>

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

8. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
<input type="text" value="01889"/>	<input type="text" value="564295"/>	<input type="text"/>

Country code:	Mobile number (optional):
<input type="text"/>	<input type="text"/>

Country code:	Fax number (optional):
<input type="text"/>	<input type="text"/>

Email Address - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.