08/00063/ part one.

Planning Application - part 1

A1. Applicant Details

Organisation	Greene King PLC		
	Title	**Forename**	**Surname**
Name	MR	MIKE	HOLLINGWORTH

A1.1 Address Details

Name or flat number	
Property number or name	ABBOT HOUSE
Street	WESTGATE STREET
Locality	
Town	BURY ST EDMUNDS
County	
Postal Town	
Postcode	IP33 1QT

A1.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.		
Daytime Telephone No.		
Fax No.		
Email Address		
DX Number		

A2. Agent Details

Organisation	MALLARD DESIGN		
	Title	**Forename**	**Surname**
Name	MR	OLIVER	BARKER

A2.1 Address Details

Name or flat number	
Property number or name	5A
Street	RAILWAY ROAD
Locality	
Town	ILKLEY
County	
Postal Town	
Postcode	LS29 8HQ

A2.2 Communication Details

	Nat Code	**Extn No.**
Telephone No.	01943433413	
Daytime Telephone No.		
Fax No.		
Email Address	richard@mallarddesign.co.uk	
DX Number		

1. Site Address Details

1.1 Address Details

Name or flat number	
Property number or name	The Master Potter
Street	Tean Road
Locality	Cheadle
Town	STOKE-ON-TRENT
County	
Postal Town	
Postcode	ST10 1LW
UPRN	0
Location	

2. Description of the Proposed Development

Development Description

ERECTION OF COVERED AREA TO SIDE ELEVATION. REMOVAL OF EXISTIN WALLS TO FORM COVERED AREA ON OPPOSITE SIDE ELEVATION

3. Type of Application

Type

- _ **Outline**
- _ **Approval of Reserved Matters**
- X **Full**
- _ **Renewal of temporary permission**
- _ **Renewal of unexpired permission**
- _ **Removal of Condition**
- _ **Variation of Condition**

Outline or Reserved Matters Applications.
Following recent legislation changes to outline permission please read the help-text for new requirements.

Layout (Previously Siting)	_ Yes	X No
Scale (Previously Design)	_ Yes	X No
External Appearance	_ Yes	X No
Means of Access	_ Yes	X No
Landscaping	_ Yes	X No

Reference Number of existing application	
Date of previous decision (yyyy-mm-dd)	
Condition Number	

Proposal Type			
	New building(s)	X Yes	_ No
	Alteration or Extension to building(s)	X Yes	_ No
	Change of use	_ Yes	X No
	Demolition	X Yes	_ No
	Other operations	_ Yes	X No

4. Access

Is existing access affected?	**Pedestrian**	_ Yes	X No
	Vehicular	_ Yes	X No
Is a new access type proposed?	**Pedestrian**	_ Yes	X No
	Vehicular	_ Yes	X No

Disability Access

5. Other Information

A. Planting of trees, shrubs or hedges	_ Yes	X No
B. Lopping or topping of trees or the removal of trees shrubs or hedges	_ Yes	X No
C. Storage of waste	_ Yes	X No

6. Public Rights Of Way

Do you propose to alter or divert a Public Right of Way?	_ Yes	X No
Is the site adjacent to a Public Right Of Way?	_ Yes	X No

Describe the proposed alteration of the Public Right of Way

7. Materials

Walls

BRICK PIERS TO NEW CANOPY

Roof

DUMMY MANSARD ROOF TO CANOPY WITH ROOF TILES TO MATCH THE EXISTING

Site boundaries (fences, walls, etc.), driveways, paved areas and other hard surfaced areas

SEE DRAWINGS

8. Site Area & Floor Space

Site Area

2300

Units

X square metres
_ hectares

Width of site frontage

50

metres

Is the application for new building works? **X** Yes **_** No

Please state the existing floorspace of the building

266

sq.m

Please state the proposed new floorspace

320

sq.m

Is the proposal for a change of use? **_** Yes **X** No

Please state the floorspace related to the change of use

0

sq.m

Does the proposal involve the removal or demolition of any part of the existing building? **_** Yes **X** No

Description of removal/demolition

9. Existing Uses

Current use of land or building

PUBLIC HOUSE

If vacant what was the land or building last used for?

NA

10. Residential Information

Select the type of land the development is on

X Brown-field
_ Green-field
_ Part Greenfield, Part Brownfield
_ Don't Know

Is the number of residential units changing? _ Yes X No

If Yes, fill out the table below:

	Existing	Proposed	Net Gain
Houses or Bungalows	0	0	0
Flats/Maisonettes/Apartments	0	0	0
Bedsits	0	0	0
0	0	0	0

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11. Interest

State the applicant's interest in the land

X Owner
_ Lessee
_ Prospective purchaser
_ Other

If Other give details

Does the applicant own or control any adjoining land? _ Yes X No
Has any part of the site been in council ownership? _ Yes X No

12. Height

State the height of the new development

0
metres

13. Car Parking

Please fill out the car parking space details in the table below:

	Existing	Proposed	Net Gain
Car Spaces	0	0	0
Goods Vehicle Spaces	0	0	0
Cycle Spaces	0	0	0
Disability Spaces	0	0	0

14. Drainage

State method of disposal for surface water

existing

State method of disposal for foul sewage

na

If septic tanks are used, have the ground conditions been investigated? If "Yes" submit the details with the application X Yes _ No

15. Previous Applications

Any previous known applications for this proposal? _ Yes X No

Reference Number

Date of Application (yyyy-mm-dd)

16. Details

Has the proposal for works or development already been carried out? _ Yes X No

Is the application for any of the following purposes listed below?

Industry	_ Yes	X No
Office	_ Yes	X No
Warehousing	_ Yes	X No
Storage	_ Yes	X No
Shopping	_ Yes	X No
Any commercial use involving staff/parking/operating hours	X Yes	_ No

Signature **Electronically submitted; no signature required.**

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the building/land to which the application relates.

Signatory

	Title	Forename	Surname
Signatory	mr	richard	wellock
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-01-23		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

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Agricultural Holdings Certificate

X None of the land to which the application relates is, or is part of, an agricultural holding. **_** I have/the applicant has given the requisite notice to every person other than my/him/herself who, on the day 21 days before the date of this application was a tenant of an agricultural holding on all or part of the land to which the application relates as follows:

Signatory

	Title	Forename	Surname
Signatory	mr	richard	wellock
Signature	**Electronically submitted; no signature required.**		
Date (yyyy-mm-dd)	2008-01-23		

Under the provisions of the Planning Acts, if any person issues a certificate which purports to comply with the requirements of this Act and contains a statement which he knows to be false or misleading in a material particular, he shall be guilty of an offence. Please ensure that the information you have provided is accurate.

Design & Access Statement

Property: The Master Potter

Address: Tean Road, Cheadle , Stoke on Trent, ST10 1LW

Scope of Works: Extension, alterations and internal refurbishment of existing Public House

The application site is located on Tean Road, Cheadle in a predominantly residential area.

The existing public house is of a typical 1960's design constructed in brick with a painted render finish to first floor elevations. Ample car parking facilities are provided to both sides of the property and the existing access is to be retained to both car parking areas.

Proposals include the introduction of a new side entrance lobby linked to a covered seating to the existing patio area. The new structure consists of a dummy mansard roof complete with pitched canopy to accentuate the new entrance area. The roof structure is to be supported on brick piers matching the brickwork of the existing building. The scale and materials of the canopy have o been considered and selected to reflect the inherent architectural style of the building.

It is also intended that an existing storage area to the rear of the opposite side elevation is to be converted into a smoking shelter within the existing building lines of the building. Proposals include the removal of the rear and side elevation walls leaving a 300mm x 300mm brick pier to support the existing roof. This will provide a covered area for customers wishing to smoke. The smoking area will have a timber balustrade providing a barrier from the existing car parking area.

Internally alterations are to be made to the general layout to provide better eating and drinking areas and to provide better service and supervision of all areas. Disabled facilities are to be retained as existing . Consideration has also been given to segregating customers wishing to drink and play pool from other customers wishing to dine.

All areas are to be fully refurbished inclusive of new soft furnishings, lighting, seating, loose furniture etc to provide a relaxed quality environment.

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All design elements have been given the utmost consideration in line with the policies of the local planning policies and it is our opinion that the materials chosen will compliment and contrast with the existing style and inherent architectural characteristics of the building.

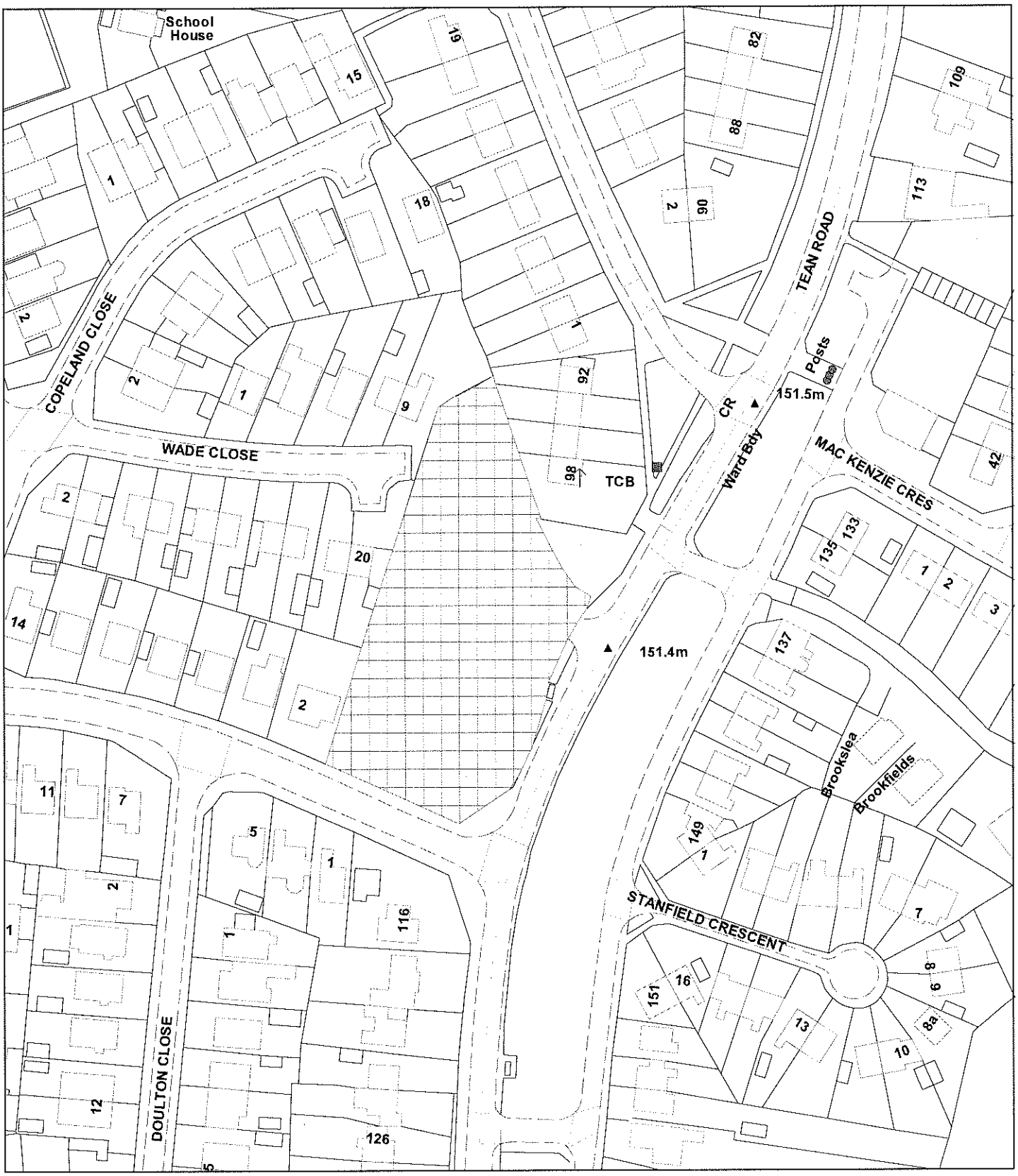
If the application were to be approved it is our opinion that the quality of the service to the customers would be greatly improved, security for the customers would also be improved and the property itself would greatly improved aesthetically providing an attractive leisure outlet set within the locality providing not only improved recreational facilities but also additional employment to the area.

All materials used are to echo those of the main building and where new materials are introduced, attention will be given to the style ensuring that they reflect the inherent architectural qualities of the existing building.

Existing access to and from the site off the pedestrian and highway network is well established and is to remain unchanged for emergency services as is access to off street parking and beer / food delivery areas.

Oliver Barker
28-01-2008

Reference:	08/00063/FUL Cheadle



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Organisation	Not Set
Department	Not Set
Comments	Not Set