STAFFORDSHIRE moorlands DISTRICT COUNCIL
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Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990 Part one

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR
First name:	JOHN
Last name:	HULSON
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	RED BANK FARM
Address 1:	BAGNALL ROAD
Address 2:	LIGHT OAKS
Address 3:	
Town:	S-O-T
County:	STAFFS
Country:	ENGLAND
Postcode:	ST2 7LW

2. Agent Name and Address

Title:	MR
First name:	MATHEW
Last name:	EATON
Company (optional):	
Unit:	
House number:	27
House suffix:	
House name:	
Address 1:	BRAITHWELL DRIVE
Address 2:	MILTON
Address 3:	
Town:	S-O-T
County:	STAFFS
Country:	ENGLAND
Postcode:	ST2 7NT

3. Description of Proposed Works

Please describe the proposed works:

Replacement of existing stables & addition of all-weather turnout area.

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3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☑ No

If Yes, please state when the work was started (DD/MM/YYYY): (date must be pre-application submission)

Has the work already been completed? ☐ Yes ☑ No

If Yes, please state when the work was completed (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name: RED BANK FARM

Address 1: BAGNALL ROAD

Address 2: LIGHT OAKS

Address 3:

Town: S-O-T

County: STAFFS

Postcode (optional): ST2 7LW

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☑ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☑ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☑ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/ drawing(s):

6. 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).

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD MM YYYY): (must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ☑ Yes ☐ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

100-01 Plan as proposed

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☑ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/ drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☑ No

If Yes, please describe:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	Exposed blockwork	Shiplap timber cladding (natural stained)	☐	☐	100-01
Roof	Corrugated sheeting	Translucent roofing sheets	☐	☐	100-01
Windows	N-A	Timber louved windows	☐	☐	100-01
Doors	Timber	Timber	☐	☐	
Boundary treatments (e.g. fences, walls)			☑	☐	
Vehicle access and hard-standing			☑	☐	
Lighting			☑	☐	
Others (please specify)			☑	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/~~design and access statement~~? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

100-01 Plan as proposed

$Date: 2008/05/16 15:23:36 $ $Revision: 1.59 $

11. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[signature]	16-01-09

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

11. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent: M W C

Date (DD/MM/YYYY): 16-01-09

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant 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 this application relates, as listed below:

Name of Tenant	Address	Date Notice Served
09/0007	FW 19 JAN 2009 - S M D	

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Planning Application Requirements - 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 will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☑

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐

The original and 3 copies of a design and access statement where proposed works fall within one of the following designated areas: ☒

- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

The correct fee: ☑

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☑

13. Declaration

I/~~we~~ hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent: M W C

Date (DD/MM/YYYY): 16-01-09 (date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: | National number: | Extension number:

Country code: | Mobile number (optional): 07778749025

Country code: | Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code: 01782 | National number: 544765 | Extension number:

Country code: | Mobile number (optional): 07873365053

Country code: | Fax number (optional):

Email address (optional): MATEATON22@YAHOO.CO.UK

16. 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? *(Please select only one)* ☐ Agent ☑ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: | Telephone number:

Email address:

DESIGN

AND

ACCESS STATEMENT

Proposed Replacement of Existing Stables & Formation of New All Weather Turnout Area

At

Red Bank Farm

Client: Mr J. Hulson

Ref: 100

Date: Jan 2009

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09/00 ... JAN 2009 - S M D

1.0 Introduction

1.1 This Design & Access statement has been prepared in response to the Governments changes to the planning application process outlines in circular: *Guidance on Changes to the Development Control System,* which came into effect on the 10th August 2006.

1.2 The statement provides an analysis and narrative of the proposals and is in line with guidance produced by CABE entitled *Design & Access Statements; how to write, read and use them.*

1.3 The application is for the replacement of existing private stables at Red Bank Farm and the formation of a new all weather turnout area.

2.0 Use

2.1 The proposed works will provide a much improved private facility for the housing and exercising of horses belonging to the residents of Red Bank Farm.

2.2 There are three existing stables on site and the remains of what was originally a store/tack room. The proposal is to replace these facilities whilst retaining the same number of stables and providing a new fully functioning store/tack room.

2.3 The proposed stables and all weather turnout area would be used solely by the residents of Red Bank Farm and would provide a more suitable environment for the housing of their livery.

2.4 The site is located in the Green Belt but it is thought that the replacement of the existing visually unappealing stables would be looked upon favorably.

3.0 Amount

3.1 The proposed development on the site is for the slight increase in overall footprint area in order to create stables of the required sized and shape, and to provide a suitable store/tack room. In addition to this the proposal seeks to demolish a small timber goose shed and to provide adequate all weather turnout area. The overall footprint is only slightly increased from 62m2 to 65m2, an overall increase 3m2.

3.2 The size of the all weather turnout area will measure 18m x 12m. This is a size that is fairly standard in terms of what is required when exercising or training a horse.

4.0 Layout

4.1 The site plan (Dwg. 100-01) submitted with the planning application clearly shows the layout of the proposed development.

4.2 The layout has been forged by the location of the existing stables with the proposed footprint sat on the existing concrete base. This location works well in relation to the site and to the main house with natural tree/hedge screening to the rear of the stables providing adequate privacy.

4.3 The proposed all weather turnout area could only be situated in the location shown due to existing ground levels on the site. The horses require a level surface in order to exercise and train.

4.4 It is proposed to extend the concrete base forward of the stable doors in order to provide a suitable hard standing for the horses and to provide a safe and clean area in order to maintain and look after the horses well being.

5.0 Scale

5.1 The scale of the stables is something that is set by the British Horse Society minimum accepted standards. The footprint of the existing stables has been altered to meet these standards. The size of the all weather turnout area is fairly standard in terms of size required to suitably exercise a horse.

6.0 Landscaping

6.1 At present there is no sign of any landscaping features on the site. At present the stables and surrounding surfaces are in need or refurbishment and general improvements in its aesthetic quality. The proposed works will have a substantial effect on the quality of the sites aesthetics and make the site much more suited to its surroundings. Stables and facilities such as what are being proposed are a common feature and part and parcel of the rural scene and as such although no specific landscaping in terms of planting has been proposed we believe the refurbishment and development of the stables with materials sympathetic to its surroundings will improve the site vastly. The materials, quality and finish of the development will provide sufficient landscaping.

6.2 The post and rail fence that will surround the all weather turnout area will be tanalized timber and would be suitably aesthetic to its situation.

7.0 Appearance

7.1 The existing stables are constructed in block work and so have ugly exposed block work elevations with a sloping roof from front to rear. The proposed stables will be timber construction and clad in timber. They will have a pitched roof no higher than existing and will blend effortlessly into its backdrop.

7.2 The post and rail fence that will surround the all weather turnout area will be tanalized timber and would be suitably aesthetic to its situation.

8.0 Access

8.1 Existing access will remain undisturbed with no extra traffic being generated by the development.

8.2 At present residents of Red Bank Farm access the site off Bagnall Road and utilize existing parking facilities at their residence. Access to the stables and facilities is through Red Bank Farm and through an existing gate which has always been used to access the existing stables. It is suggested that this access is sufficient and meets the need of residents.

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Bagnall & Stanley



Scale : 1:1250

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Organisation	SMDC
Department	Planning
Comments	
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