STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

FORM 1

Planning Service

08/00892 Part 1

MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE MOORLANDS ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

APPLICATION FOR FULL AND OUTLINE PLANNING PERMISSION OR APPROVAL OF RESERVED MATTERS

Please read the attached guidance notes before completing this form.

FIVE copies of this form and FIVE copies of the plans are required

1. APPLICANT	2. AGENT
Name: MR JOHN BALL (ROWTOR CO LTD)	Name: PETER YOUNG ARCHITECT
Address: THE OLD VICARAGE. BIRCHOVER. MATLOCK. DERBYSHIRE DE4 2BL	Address: 60 DICKENS LANE. POYNTON. CHESHIRE SK 12 INT.
Tel No: 01629 - 650761	Tel No: 01625 850160 / 07802 366361.

Particulars of Proposed Development

3. Address or location of proposed development.
Land at the rear of the 'FOXLOWE' STOCKWELL ST LEEK. SD 13 6AD

4. Description of proposed development. Removal of existing 'seeded trees' on the southern boundary, Regrading of the existing embankment.
Demolision of existing derelict garages, erection of six 4-bedroom terrace houses with associated terraced rear gardens & parking at the front.

Type of Application

5. (a) Is this a full application? (This includes a change of use)	YES/NO ✓ YES	
(b) Is this an outline application? (See Guidance Notes)	YES/NO ✓ If **YES** tick the items (if any) for which you are seeking approval at this stage. 1. Siting (inc. layout) ☐ 2. Design ☐ 3. External Appearance ☐ 4. Means of Access ☐ 5. Landscaping ☐	
(c) Are you applying for approval of reserved matters following an outline permission?	YES/NO ✓ If **YES** state reference and date of outline permission.	
(d) Are you applying for temporary permission?	YES/NO ✓ If **YES** state the length of period for which you are applying.	
(e) Are you applying for renewal of an existing temporary permission or to continue a use or retain a building without complying with a condition(s)?	YES/NO ✓ If **YES** state reference and date of existing permission and relevant condition where appropriate.	
6. State whether your proposal includes:- (a) New Buildings	YES/NO ✓ YES	
(b) Alterations or extensions to existing buildings	YES/NO ✓ NO	
(c) Change of Use	YES/NO ✓ YES	
(d) Construction of new access to highway — Vehicular / Pedestrian	YES/NO ✓ NO / YES/NO ✓ NO	
(e) Alteration of existing access to highway — Vehicular / Pedestrian	YES/NO YES / YES/NO YES	
(f) Any operations not falling within the above categories.	YES/NO NO	

Please turn over .....

Site Particulars

7. (a) Present use of land or buildings	Vacant derelict garaging + embankment
(b) If vacant, state the last use and the date it ceased	Not known
(c) What is the area of the application site? (metric only)	52 x 31 m² (1612 m²)
(d) Are there any buildings which are to be demolished?	YES/NO ✓ If YES indicate on your submitted plans
(e) Are there any trees which will have to be lopped, topped or felled?	YES/NO ✓ If YES indicate on your submitted plans
(f) Are there any public rights of way crossing the site?	YES/NO ✓ No If YES indicate on your submitted plans and show any proposed diversion

Additional Information

8. Are you providing public open space within the development?	YES/NO ✓	If YES please ensure this is clearly identified on the submitted plans. If NO please refer to guidance notes
9 State the type, colour and finish of the external materials (If alterations or extensions to buildings are involved)	Existing Walls	–
	Proposed Walls	Rustic facing brickwk (reddish)
	Existing Roof	–
	Proposed Roof	Natural slate.
10. How will surface water be disposed of? (Please tick appropriate box)	Mains ☑ Soakaway ☐ Other ☐ *(please state)*	
11. How will foul sewage be dealt with?	Mains ☑ Septic Tank ☐ Other ☐ *(please state)*	
12. How many vehicle parking spaces do you intend to provide?	Existing Spaces within site (if any): Nil	Additional Spaces: 12
13. Is the application for industrial, office, warehousing, storage, retail or other commercial development?	YES/NO ✓ If YES complete Form 2	N/A
14. Is the application for a dwelling or caravan in connection with agriculture horticulture or forestry?	YES/NO ✓ If YES complete Form 3	N/A

Ownership

15. State the nature of the applicant's interest in the application site (Owner, lessee, prospective purchaser, etc.)	OWNER
16. State whether the applicant owns or controls any adjoining land and if so give its location (also edge blue on plans).	See attached site plan (1:1250
17. Which certificate are you submitting with your application? (For information on the correct certificate required please see guidance notes)	A ☑ B ☐ C ☐ D ☐

Fee

18. State the amount of the fee submitted with the application	6 X £265.00 = £1590.00

19. I/We hereby apply for:- (Tick appropriate box)

(a) Planning permission to carry out the development described in this application and the accompanying plans. ☑

(b) ~~Approval of details of such matters as were reserved in the outline permission described in this application and the accompanying plans.~~ ☐

(c) ~~Planning permission to retain buildings or works already carried out, or a use of land already commenced as described in this application and the accompanying plans.~~ ☐

I/We understand that this is an application for planning permission only and not for any other form of approval which may be required

Signed: Peter Young Dated 27/02/2008

On behalf of: John Bell (Rowton Co Ltd)

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MOORLANDS HOUSE, STOCKWELL STREET, LEEK, STAFFORDSHIRE
MOORLANDS. ST13 6HQ TEL: (01538) 483550 FAX: (01538) 483586

PART 2

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Certificate A(a)

I certify that:

on the day 21 days before the date of the accompanying application/~~appeal~~* nobody, except the applicant/~~appellant~~*, was the owner*(b)* of any part of the land to which the application/appeal* relates.

Signed .....

*On behalf of ..... John Ball (ROWTOR CO LTD)

Date ..... 28/02/2008.

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) 'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Agricultural Holdings Certificate (a)

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert 'not applicable' as the information required by the second alternative.

* ✓ • * None of the land to which the application/~~appeal~~* relates is, or is part of, an agricultural holding.

or

• * I have/The applicant has/The appellant has* given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed .....

*On behalf of John Ball (Rowton Co Ltd)

Date 28/02/2008.

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.

FOR THE ATTENTION OF MELISSA BULL – PLANNING DEPT (ADMIN) SHEET 14
& ANN MILLS
JANE CURLEY – AREA Planning Officer.

Peter Young RIBA
Chartered Architect & Listed Building Consultant

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S.M.D.C.
03 JUN 2008

Melissa Bull/Anne Mills,
Planning Department
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire.

29th May 2008

Your Ref: 08/00892/FUL and 08/00891/CONSER

Dear Ms Bull/Mills,

Proposed six terrace houses and associated parking involving the removal of existing derelict garages and re-profiling/re-grading existing land on southern boundary.

I refer to your letter dated 23rd April 2008 and understand from Melissa Bull you are satisfied that item 2 (the 1:1250 site location plan) has been dealt with.

I enclose herewith my Design and Access Statement as follows: the application consists of a staggered terrace of six 3-storey, 4-bedrrom houses with terraced sloping rear gardens. The existing derelict garages would be removed and replaced by brick paviors forming a hard-standing area allowing two parking spaces per dwelling. The hard-standing public area would be separated from the frontage of each property by a dwarf brick wall and a small area of hard landscaping. The terrace properties are at 5.4 metre centres on each party wall, having an external ridge height of 9.50 metres. The internal floor area of each unit is 140 sq.m. with an external rear stepped terraced garden of approximately 8 metres in length.

Landscaping

All protected trees on the north side of the access will be retained and the existing holly evergreen screen hedging will be enhanced with further planting, to increase privacy (see 1:200 site plan). The existing derelict blockwork boundary wall facing Stockwell Street will be over clad with re-claimed brickwork. A re-claimed 215 brickwork wall will be constructed on the southern boundary, defining the curtilage of the properties. Between each individual property, a dark stained close boarded fence will be placed, running north/south.

Appearance

The properties are constructed in rustic facing cavity brickwork with natural slate roofs. and double glazed windows in either Douglas Fir or Columbian Pine. The architectural details have been kept as simple as possible. using simple side hung casement windows (double glazed) traditional cantilevered storm canopies with slate roofs and hardwood, vertically grooved front doors with brass door furniture. At the rear, the first floor living area opens onto an external staircase leading onto the stepped rear garden.

Access

The position of the existing vehicular access to the site will remain virtually unchanged, apart from the construction of two brick gate posts set approximately 62 metres apart. I understand that the County Highways Department have no objections to the scheme as there is no possibility of any vehicular traffic arriving from the north direction on Stockwell Street. There are no problems with site visibility splays. The present area of Stockwell Street immediately outside the site will be widened to a minimum of 4.5 metres.

Vehicular and Transport Links

Access to public transport provision will share the same degree of convenience and frequency as that enjoyed by Staffordshire Moorlands Council Offices which are immediately adjacent.

Inclusive Access

The Proposed housing scheme enjoys the same degree of convenience and access as the adjacent park to anybody regardless of age, disability, ethnicity or social grouping.

Peter Young RIBA Chartered Architect
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01625.850160

P E Young