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

Part one

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of planning applications on council web sites
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 any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Stephen | Surname: Robinson

Company name:

09/00068/FUL 25 JAN 2009 - S M D

Street address:
Rock Hollow
Uttoxeter Road
Town/City: Stoke-on-Trent
County: Staffordshire
Country: United Kingdom
Postcode: ST11 9AQ

	Country Code	National Number	Extension Number
Telephone number:		01782393143	
Mobile number:			
Fax number:			

Email address: postyrob@ukonline.co.uk

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from shop (A1) to residential, of two rooms formerly the premises of Draycott Post Office which was closed on 15th August 2008.

Has the building, work or change of use already started? ◉ Yes ○ No — If Yes, please state the date when the building, work, or use started: 15/08/2008

Has the building, work or change of use been completed? ○ Yes ◉ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:
House name: Rock Hollow
Street address: Uttoxeter Road
Draycott
Town/City: STOKE-ON-TRENT
County:
Postcode: ST11 9AQ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:
Northing:

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. 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

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ◉ Yes ○ No

If Yes, please provide details:

the local community including neighbours, parish councillors and customers were actively involved in the consultation exercise run by Posr Office Counters Limited in the spring and summer of 2008 when they announced their intention to close the Post Office franchise. All parties were aware that without the income from the Post Office franchise the turnover generated from the retail side of the business would be insufficient to maintain a viable shop. When closure was confirmed by Post Office Counters Ltd the community expressed both an appreciation of our service over the years and supported our decision to absorb the shop rooms back into the family home. Indeed many have expressed a preference for seeing a domestic frontage to the property as opposed to a shuttered ex-shop.

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:

The applicant is an employee of Staffordhire Moorlands DC

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Windows - description:

Description of *existing* materials and finishes:

Wooden shuttered single glazed shop window circa 1920s

Description of *proposed* materials and finishes:

subject to change of use, white upvc double glazed domestic window to same size and design as existing window and in keeping with the rest of the house

Doors - description:

Description of *existing* materials and finishes:

Wooden rattle fit shop door circa 1930s (painted black and white)

Description of *proposed* materials and finishes:

subject to change of use, UPVC front door (black or white)

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:

RH1 -Location Map - extract from deeds showing location of the property in which the two rooms (application site) are situated.
RH2 -Supporting Statement - copy of Post Office Counters Limited closure notice
RH3 -Plan/Drawings - plan shows the two north facing rooms of the property for which change of use is requested. (there are no mechanical or structural changes required) The photograph shows the existing outside of the rooms with the window and door that will be replaced if change of use granted.

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	3	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

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☐ Sustainable drainage system ☒ Main sewer ☐ Pond/lake

☐ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

The two rooms were the shop and store room trading as Draycott Post Office. On the 15th August 2008 the Post Office franchise was removed by Post Office Counters Limited as part pf their national rationalisation of the Post Office network. As this removed over 95% of the income of the combined activity, the shop element also had to end on that date. Post Office Counters Limited have removed all the fixtures and fittings relating to their activities. The space left is now being used for household storage.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain or change of use of non-residential floorspace? ◉ Yes ○ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	22.4	22.4	22.4	0.0
A1	Net Tradable Area				
A2	Financial and professional services				0.0
A3	Restaurants and cafes				0.0
A4	Drinking estabishments				0.0
A5	Hot food takeaways				0.0
B1 (a)	Office (other than A2)				0.0
B1 (b)	Research and development				0.0
B1 (c)	Light industrial				0.0
B2	General industrial				0.0
B8	Storage or distribution				0.0
C1	Hotels and halls of residence				0.0
C2	Residential institutions				0.0
D1	Non-residential institutions				0.0
D2	Assembly and leisure				0.0
Other					0.0
Other					
	Total	22.4	22.4	22.4	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	0	0	0
C2	Residential institutions	0	0	0
Other		0	0	0
Other				

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 22.45 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

domestic

23. Industrial or Commercial Processes and Machinery (continued)

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. 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)

○ The agent ◉ The applicant ○ Other person

26. Certificates (Certificate A)

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.

Title: Mr First name: Stephen Surname: Robinson

Person role: Applicant Declaration date: 25/01/2009 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Select Either A or B

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

(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: ○

Title: Mr First Name: Stephen Surname: Robinson

Person role: Applicant Declaration date: 25/01/2009 ☒ Declaration Made

27. Declaration

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

Date 25/01/2009

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RH – Site_Floor Plan

Uttoxeter Rd

Rock Hollow
Uttoxeter Road
DRAYCOTT-IN-THE-MOORS
ST11 9AQ

N

Application Site (6.2m x 3.6m)
Boundary

Pavement

Phone Box

SHOP to GAMES/PLAY ROOM

STOCK ROOM to STUDY /STORE ROOM

Northern Boundary

Northern Boundary

3.6m

GARDEN

GARDEN

PANTRY

DINING ROOM

KITCHEN

LIVING ROOM

Scale 1:100
Dimensions shown are internal

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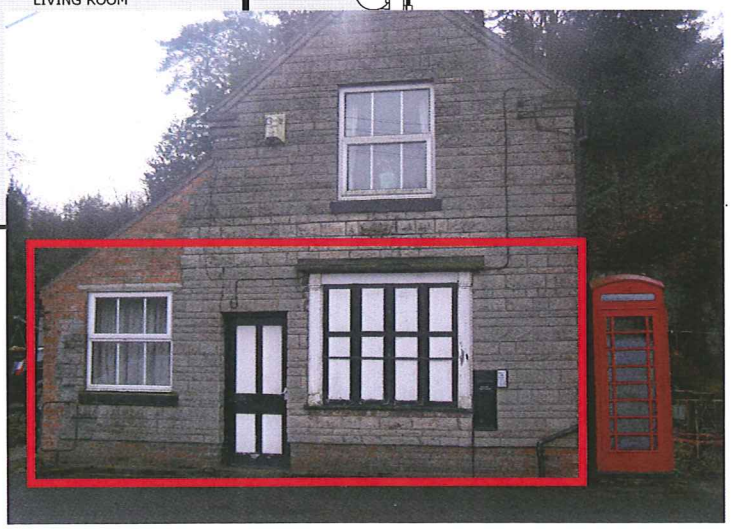

No mechanical or structural changes required internally or externally.
Shop door and window will eventually be replaced with UPVC domestic units in keeping with those of the current living accommodation.

RH – Submission

Submission in support of change of use:

The viability of the shop over the last 50 years of our tenure has been reliant on the income earned from the subpostmastership. The retail side of the business has always suffered from a combination of low capacity and demand, and in recent years has often operated at a loss. Faced with withdrawal of the post office franchise, which represented over 95% of income, it was obvious that to attempt to continue as a shop would have been absurd. Therefore on the 15th August 2008 both the Post Office and the shop ceased trading. As the two rooms used for the business are an integral part of what has been the family home for over 50 years the logical step is for them to be converted into domestic use. This will ensure that our loss of a business is not compounded by having a home that is classed as semi-commercial and subject to the associated charges and restrictions. It will also provide the impetus to replace what is a permanently shuttered frontage with one appropriate to a domestic setting.

Confirmation of loss of Post Office franchise:

In Confidence
Mrs Annette Robinson
Draycott Post Office®
Uttoxeter Road
Draycott.
Stoke On Trent ST11 9AQ

POST OFFICE®

www.postoffice.co.uk

Tuesday, 24th June 2008

Dear Mrs Annette Robinson,

POST OFFICE® NETWORK CHANGE PROGRAMME

THE POST OFFICE® BRANCH: Draycott Post Office® ("Branch")

The local public consultation on the area plan proposals for your area has now finished and, as your Field Change Advisor will have explained, the decision has been taken to close your Branch. Post Office Ltd's decision on the area plan for your area will be announced on **Tuesday, 1st July 2008**. In keeping with our commitment to inform you prior to the decision being made public, please respect the confidentiality of this decision until the public announcement is made.

You will find with this letter the information you will need to help you through the next stages of the process including details of the compensation arrangements, your Subpostmaster contract and information for your customers.

I understand that this has been a very difficult period for you and I would like to thank you for your commitment in maintaining service to your customers over the last few months. A Post Office® representative will now liaise with you regarding the closure of your Branch and all operational matters relating to its closure. If you have any questions about the compensation arrangements or the next steps that you need to take, please contact the Programme Office on **0207 354 7250**.

I would also like to add my personal thanks for your contribution to the Post Office® Network during your time at the Branch and wish you every success in the future.

Yours sincerely

S R Huggins.

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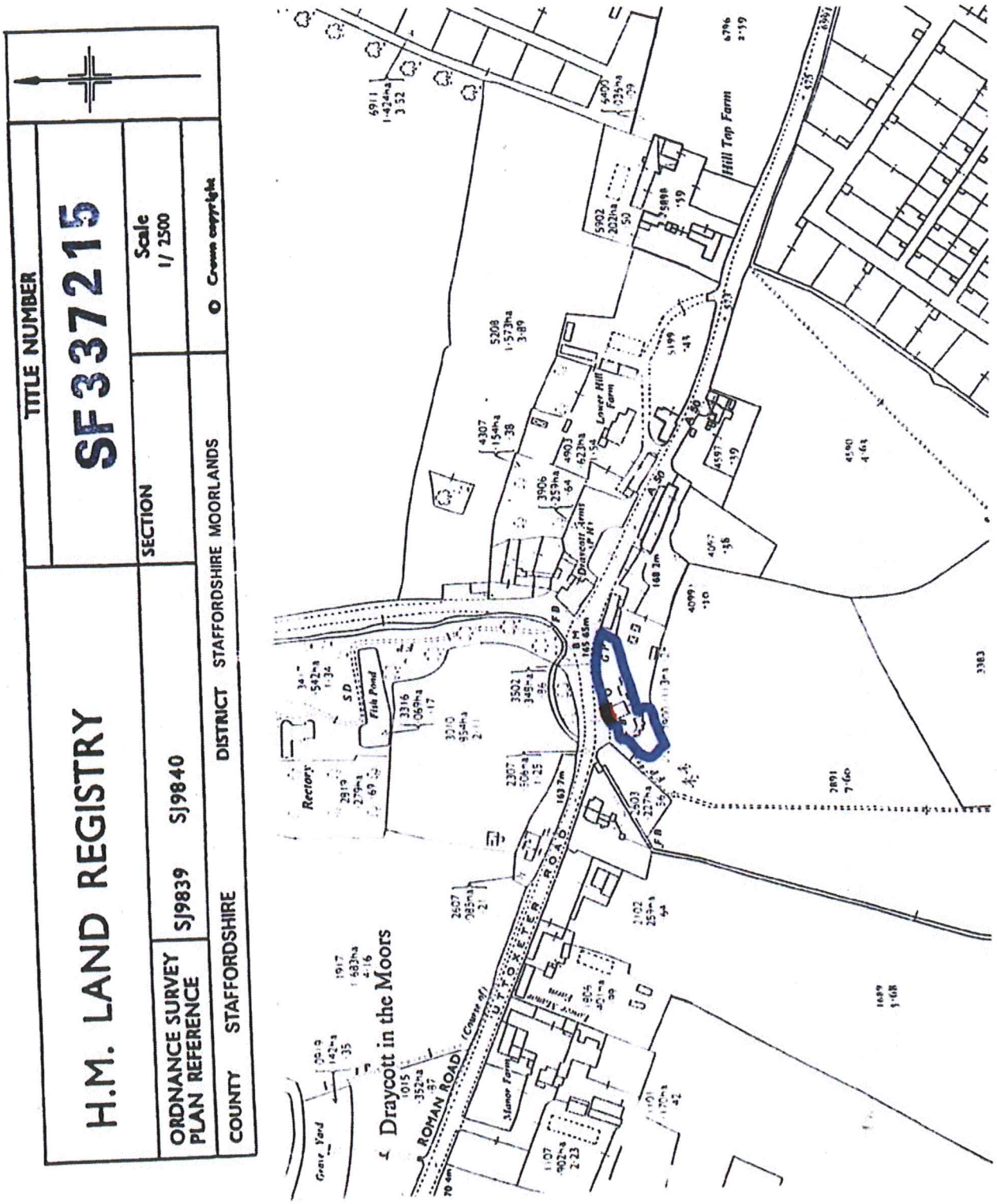
Sue Huggins
Network Change Programme Director
For and on behalf of Post Office Ltd

RH – Location Plan

Rock Hollow
Uttoxeter Road, Draycott-in-the-Moors, ST11 9AQ
Application Site
Boundary of applicants holding



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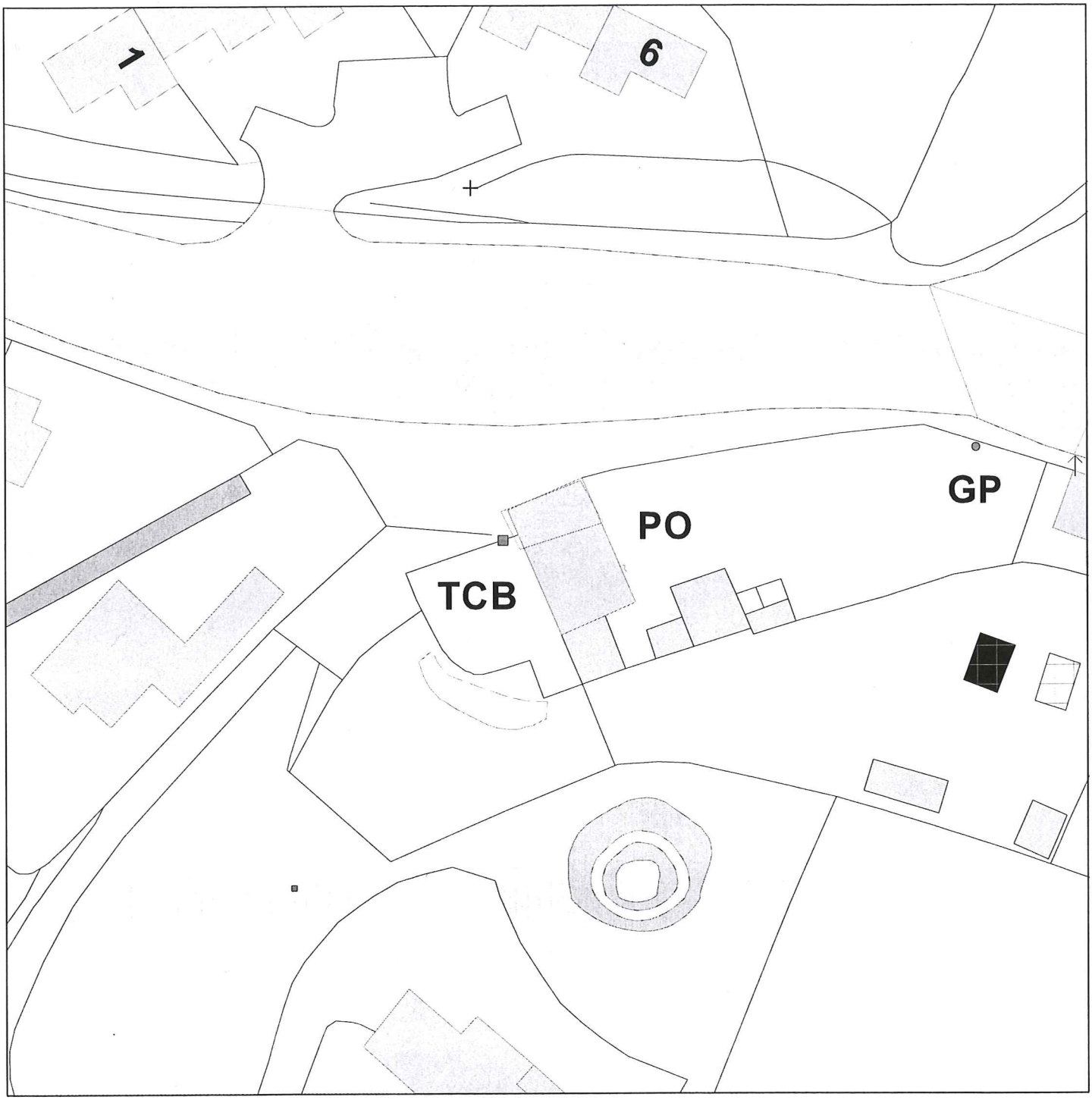

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