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

Application for Planning Permission.
Town and Country Planning Act 1990

Part 1

09/00272/ FUL 3 MAR 2009 - SMC

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: | First name: | Surname:

Company name: The School Governors

Street address: St. Edwards CE Junior High School
Westwood Road

Town/City: Leek
County: Staffordshire
Country:
Postcode: ST13 8DN

	Country Code	National Number	Extension Number
Telephone number:	01538	483218	
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Andrew | Surname: Capper

Company name: Wood Goldstraw & Yorath

Street address: Churchill House
Regent Road
Hanley

Town/City: Stoke on Trent
County: Staffordshire
Country: England
Postcode: ST1 3RH

	Country Code	National Number	Extension Number
Telephone number:	01782	208000	
Mobile number:			
Fax number:	01782	208712	

Email address: info@woodgoldstraw.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Extension to School to replace mobile classrooms.

Has the building, work or change of use already started? ( ) Yes (•) No

. Site Address Details

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

House: Suffix:

House name: St. Edwards C of E Middle School

Street address: Westwood Road

Town/City: LEEK

County: Staffordshire

Postcode: ST13 8DN

Description:

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

Easting: 397285

Northing: 356259

. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ( ) Yes (•) No

. 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

. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (•) Yes ( ) No

If Yes, please provide details:

Kitchen waste.

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Local authority collection.

. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (•) No

. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (•) No

0. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Render.

Description of *proposed* materials and finishes:

Render.

Roof - description:

Description of *existing* materials and finishes:

Pitched tile and felt.

Description of *proposed* materials and finishes:

Pitched tile and felt.

Windows - description:

Description of *existing* materials and finishes:

Aluminium.

Description of *proposed* materials and finishes:

Aluminium.

10. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

Aluminium.

Description of *proposed* materials and finishes:

Aluminium.

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

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	61	53	-8
Disability spaces	2	2	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?

☐ 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:

School

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.

6. 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'

7. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ( ) Yes (•) No

8. Residential Units

Does your proposal include the gain or loss of residential units? ( ) Yes (•) No

9. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, 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	Net Tradable Area				
A2	Financial and professional services				0.0
A3	Restaurants and cafes				0.0
A4	Drinking establishments				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		5172.0	111.0	171.0	60.0
Other			111.0		
	Total	5172.0	111.0	171.0	60.0

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	32	40	48
Proposed employees	32	40	48

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

21. Hours of Opening (continued)

Other	07:30	18:30			☐

22. Site Area

What is the site area? 02.30 hectares

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:

School

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: Andrew Surname: Capper

Person role: Agent Declaration date: 17/03/2009 ☒ 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: Andrew Surname: Capper

Person role: Agent Declaration date: 17/03/2009 ☒ Declaration Made

27. Declaration

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

Date 17/03/2009

ST. EDWARDS CE (A) JUNIOR HIGH SCHOOL
LEEK

PROPOSED CLASSROOM EXTENSION AND REMOVAL OF MOBILE CLASSROOMS

Design and Access Statement

DESIGN PRINCIPLES

Site Appraisal and Design Process

For the purpose of the assessment, the Westwood Road frontage is termed north. Buildings are concentrated in the central section of the site with a large central courtyard surrounded by two storey classroom blocks and a tall hall. Extensions have been carried out to the north east of the original courtyard and these sections now contain science and art facilities. Those buildings are single storey with a smaller courtyard in the centre.

The site is large with a significant change in level. There are playing fields to the south west of the building and the east.

The road side frontage has car parking and a raised driveway leading to the entrance. The aspect is open at the front of St. Edwards School but also open on the opposite side with playing fields from the infants School. Land to the east of the building is playground and playing field. Land to the south is open around the bus park but there are back gardens of dwellings immediately to the south and these extend around the perimeter of the playing field which dominates the south west part of the site. There are also dwellings to the west of the hall. None of the surrounding property is affected by the proposed development.

The site has an open aspect to the north and east.

The central section of the north face of the original courtyard is a gymnasium with a copper clad coupler in the centre. Wings on either side are tall single storey. The proposed extension continues the single storey pitched roof rendered wall from the front laboratories but the extent of the new build is stopped before any impact on the gymnasium elevation. The gymnasium will continue to dominate the main School façade.

Use

The existing use is School. Two classrooms are added to replace the two mobile classrooms that will be removed.

Amount

Two new classrooms are sized at 56m^2, recommended for classroom accommodation by the DCSF plus corridor. The existing classroom would be expanded to compensate for floor area lost to the corridor No. 1. Mobile classroom accommodation would be removed.

Layout

The two new permanent classrooms need to be located close to science and CDT areas to increase the flexibility of teaching spaces. Corridor No.1 would be a continuation of the existing corridor with

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fire escape so that all areas have separate access. The existing classroom would lose area to corridor No. 1 and this added with a rear wall extension. The area between the new build and the existing School remains as a narrow courtyard. Rooms opposite are changing rooms with obscure glass or high level glass and the teaching PPA room, neither of which need a view. Existing and new classrooms would have adequate daylight and natural ventilation.

The car park areas are considered adequate for the number of vehicles and the loss of limited car parking spaces will not be detrimental to the general provision on the School site.

Scale

The building and scale of individual sections are unaffected. The tall single storey at the front is in keeping with the two storey pitched roof areas and the tall hall and gymnasium. Existing roof and wall lines would continue and the existing scale is maintained. There is no case in this building to alter the aesthetic. Any change in design would affect the basic symmetry around the gymnasium or dominate the elevation at the expense of either the gymnasium or the entrance. Continuing the existing building lines are the preferred approach.

Landscaping

There would be a limited increase in landscaping between the new and existing building. In the shaded environment, plants will be carefully selected as ground cover and plants that prefer shade to direct sunlight. The existing bio-diversity of the site with large play areas and carefully landscaped northern side would be maintained. Grass embankments help to elevate the building over the Westwood road frontage.

Appearance

Walls would be render and roofs pitched and tiled to match the existing.

ACCESS

Vehicle Access

The proposal will have no impact on the vehicle access onto the site nor vehicle parking close to the entrance.

Inclusive Design

New classrooms are fully inclusive. The corridor floor level would be continued into the classrooms with wide doors. The School has a ramped approach to the entrance, wide corridors and a lift. The School has an accessible toilet with wash room. Walls, doors and floors are colour contrasting. Administration areas have an induction loop. The site and the building are fully inclusive.

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NEW LOCATION OF EXTG SHED. CUT INTO EMBANKMENT

EXTG SHED

EXTG SHED TO BE RELOCATED

EXTG MOBILE TO BE REMOVED

Leek St.Edwards CE(VA) Middle School

EXTENSION

MAIN ENTRANCE

CARPARK

EXTENSION

EXTG TREE RETAINED

EXTG TREE RETAINED

CARPARK

CARPARK

WESTWOOD ROAD

EDGEHILL ROAD

6

3

5

Heath Cott

0m 10.0m 20.0m 30.0m 40.0m

WOODGOLDSTRAW AND YORATH ORDNANCE SURVEY LICENCE NUMBER - 100006115

Revision : Date : Details :

wood goldstraw | yorath

ARCHITECTS QUANTITY SURVEYORS PLANNING SUPERVISORS

Churchill House, Regent Road, Stoke on Trent, ST1 3RH.

Tel:01782 208000 Fax:01782 208712

E-Mail : info@woodgoldstraw.co.uk

24 MAR 2009

09/00272/FUL

Drawing no.		Scale.
3118-17-14		1:500
Drawn.	R.S.L.	Revision.
Date.	MARCH 2009	
Sheet Size.	A3 SIZE	

Client.

ST EDWARDS JUNIOR HIGH SCHOOL
WESTWOOD ROAD
LEEK

Project.

PROPOSED CLASSROOM EXTENSION
2009

PROPOSED BLOCK PLAN

Copyright. Wood Goldstraw & Yorath.

Contractors are to check all dimensions on site and refer any discrepancies to the Architects immediately.

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