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	0	2	2

2. 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

3. 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

4. Biodiversity and Geological Conservation

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

5. Existing Use

Please describe the current use of the site:

The site is currently used as an out building for the farm.

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

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

PROPOSED CONVERSION OF OUTBUILDING TO FORM HOLIDAY ACCOMMODATION AT UPPER WHITLEY, HOLLINGTON FOR MRS M. E. COOPER

PLANNING APPLICATION DESIGN STATEMENT

JOB NO 2543
June 2008

External appearance

The building is in sound structural order and readily capable of conversion without extensive alteration. This is apparent from both information submitted with the application and will be clear from a visit to the site. The building is compact and relatively low in height, and can be converted by retaining all existing openings and with the creation of conservation style roof lights within the roof structure.

The improvement of the building would serve to enhance the character and appearance of the landscape it lies within.



Community Involvement

This is a minor development which meets the criteria of all the relevant Policies of the Local Plan and in order to control the development costs there has been no formal attempt to engage with the community about this proposal. It is understood that neither planning law nor the Council's Statement of Community involvement (SCI) requires any such consultation.

The applicant is however prepared to meet and show around the site any officer or elected representative who wishes to understand more about these proposals.

Willardwillard

Planning : development : innovation

Chief Planning Officer,
Staffordshire Moorlands District Council,
Moorlands House
Stockwell Street
LEEK
Staffs

8th June 2008

Ref GW/SMDC/22
Your previous ref 06/00884/FUL

Dear Sir

Re: Proposed barn conversion at Upper Whiteley Farm, Hollington

This statement is submitted in respect of a resubmitted proposal following the dismissal on appeal of an earlier planning proposal for the conversion of this barn into tourist accommodation.

In preparing this submission please note that the submission plans are drawn up on the basis of a full and accurate survey of the building, a detailed review of the design and internal layout options and most importantly a thorough review of the decision of the inspector. Accordingly and in support of this planning application the following planning position is made.

Planning considerations

Relevant policy considerations.

There exist a range of development plan and national planning policies that relate to the conversion of rural buildings. In particular relevant policy provision is supportive of conversion proposals where attractive and structurally sound buildings are proposed. Particular support is given to proposals that seek commercial re-use and in particular within tourism hotspots proposal for tourism uses are heavily supported.

This is evidenced in the Council's own Tourism strategy (See extract attached) in which a former council leader confirms that the promotion of tourism is a key part in the regeneration of the rural area and that the council has a key role in partnering and supporting tourism ventures.

In addition to this the Government has published a good practice guide on tourism and made it clear that the guidance contained therein is a material consideration.

It can be seen from this submission and the submitted plans that this is a sensitive and carefully considered proposal which will achieve the viable retention of an attractive rural building and will enhance the tourism offer in this part of the Staffordshire Moorlands.

It is accordingly expected that planning permission for this development can be quickly granted.

Yours Sincerely

Gerald Willard
M.R.T.P.I Town Planner

Gez Willard: M.R.T.P.I Chartered Town & Country Planner

Development advice, Planning applications and appeals, policy submissions and project management

Paradise Farm. Main Road, Hollington, Staffordshire. ST10 4HX. **Tel: 01889 507423 :**
gez.willardwillard@btinternet.com

APPENDICES

development and improvement of tourism in appropriate locations. This document is designed to:

- ensure that planners understand the importance of tourism and take this fully into account when preparing development plans and taking planning decisions;
- ensure that those involved in the tourism industry understand the principles of national planning policy as they apply to tourism and how these can be applied when preparing individual planning applications;
- ensure that planners and the tourism industry work together effectively to facilitate, promote and deliver new tourism developments in a sustainable way.

This document should be read in the context of national planning policies (see Annex D).

Status of this Guide

1.2 The Planning and Compulsory Purchase Act 2004 requires regional planning bodies to have regard to "national policies and advice contained in guidance issued by the Secretary of State" (section 5(3)(a)) when preparing regional spatial strategies. A similar provision exists for local authorities when preparing local development documents (section 19(2)(a)). Regional and local planning authorities in England should therefore have regard to the guidance in this document when preparing development plans. The guidance may also be material to individual planning decisions. The Government has announced that it will cancel Planning Policy Guidance note 21 (PPG 21) on Tourism (published in November 1992) with effect from 1 September 2006.

ANNEX A

Tourist Accommodation

1. Tourism accommodation takes many different forms, including hotels, guest houses and bed and breakfast premises, self-catering, touring and static caravans and camping, and caters for a variety of tastes and budgets. But all are capable of bringing economic benefits to the areas in which they are located. These benefits will need to be assessed alongside other issues such as suitability of the location in terms of its sustainability.

2. The issues that will need to be addressed in considering planning applications for tourist accommodation will vary according to the type, size, and nature of the accommodation being provided. These are considered further below.

Other forms of self-catering accommodation

26. PPS7 advises that local planning authorities should support the provision of other forms of self-catering holiday accommodation in rural areas where this would accord with sustainable development objectives. The re-use and conversion of existing non-residential buildings for this purpose may have added benefits, e.g. as a farm diversification scheme.

Foreword

I am pleased to introduce this new strategy which sets out an agenda for tourism for the opening years of the 21st century.

It is written at a critical time summer 2001 when the industry is still suffering from the devastating effects of the foot and mouth epidemic which has had a severe impact on the whole rural economy and has clearly demonstrated the dependence of rural businesses on tourism. Following this crisis the terrorist attacks on the World Trade Centre had immediate effects on the holiday and travel industry globally. The repercussions longer term and at a local level have yet to be registered.

I believe that tourism is key to the recovery and regeneration process in the Moorlands.

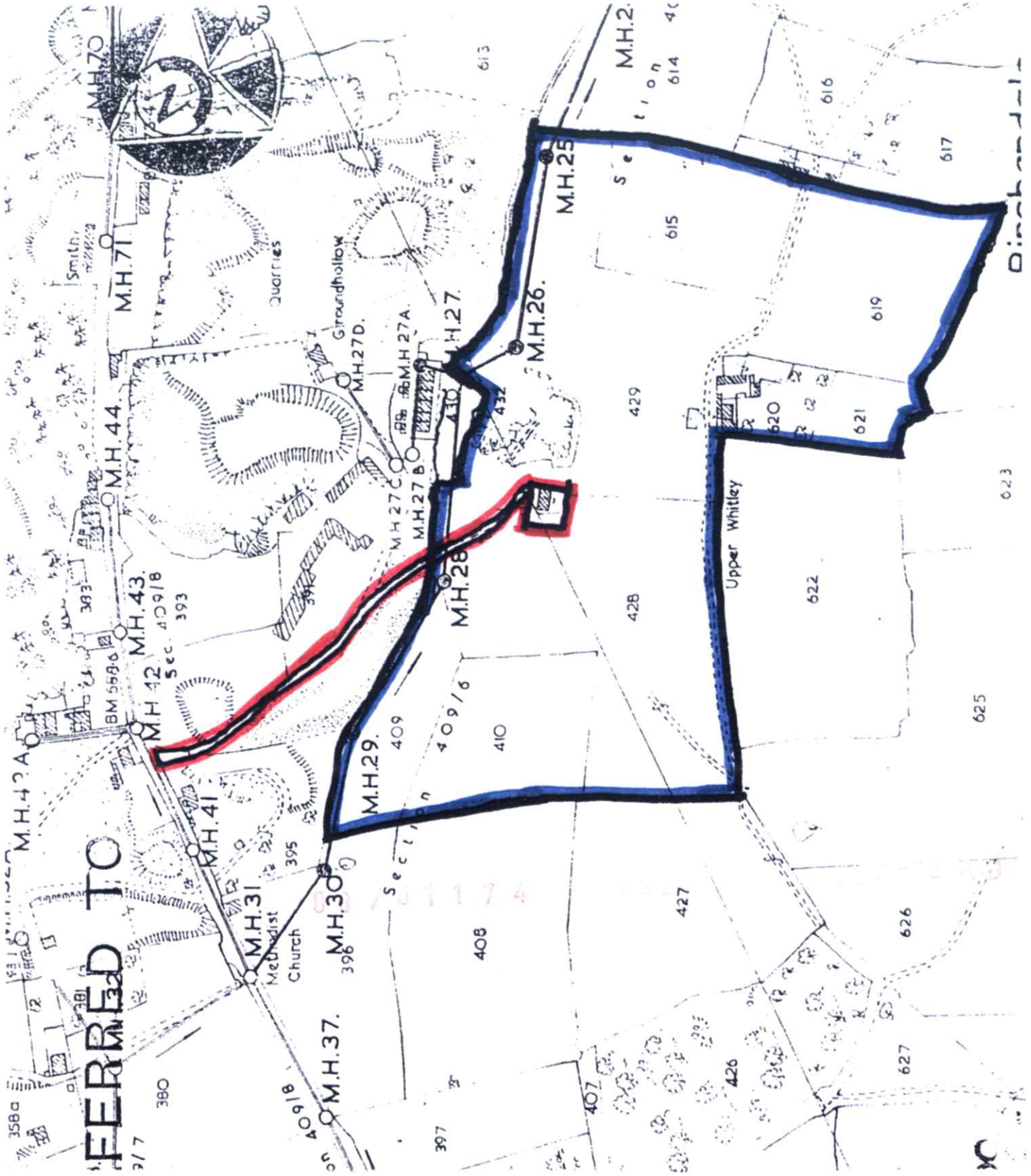
It is a recognised growth sector and there is a firm foundation on which to build. There has been a period of expansion in the last decade and many exciting projects have recently come on stream.

The challenge identified for the future therefore is to win back and grow market share to the District, increase visitor spend and improve the performance of tourism related businesses. The District Council is a key player in this process, and tourism development is recognised as an integral part of the Regeneration Service. I am keen to see tourism grow in the Moorlands through the combined efforts of the Council and its partners to ensure sustainable growth and improved performance for the next five years.

From the Cabinet Member for Housing and Regeneration Oct 2001
Councillor Ron Locker.

03/01174





Smytheman Architectural Services

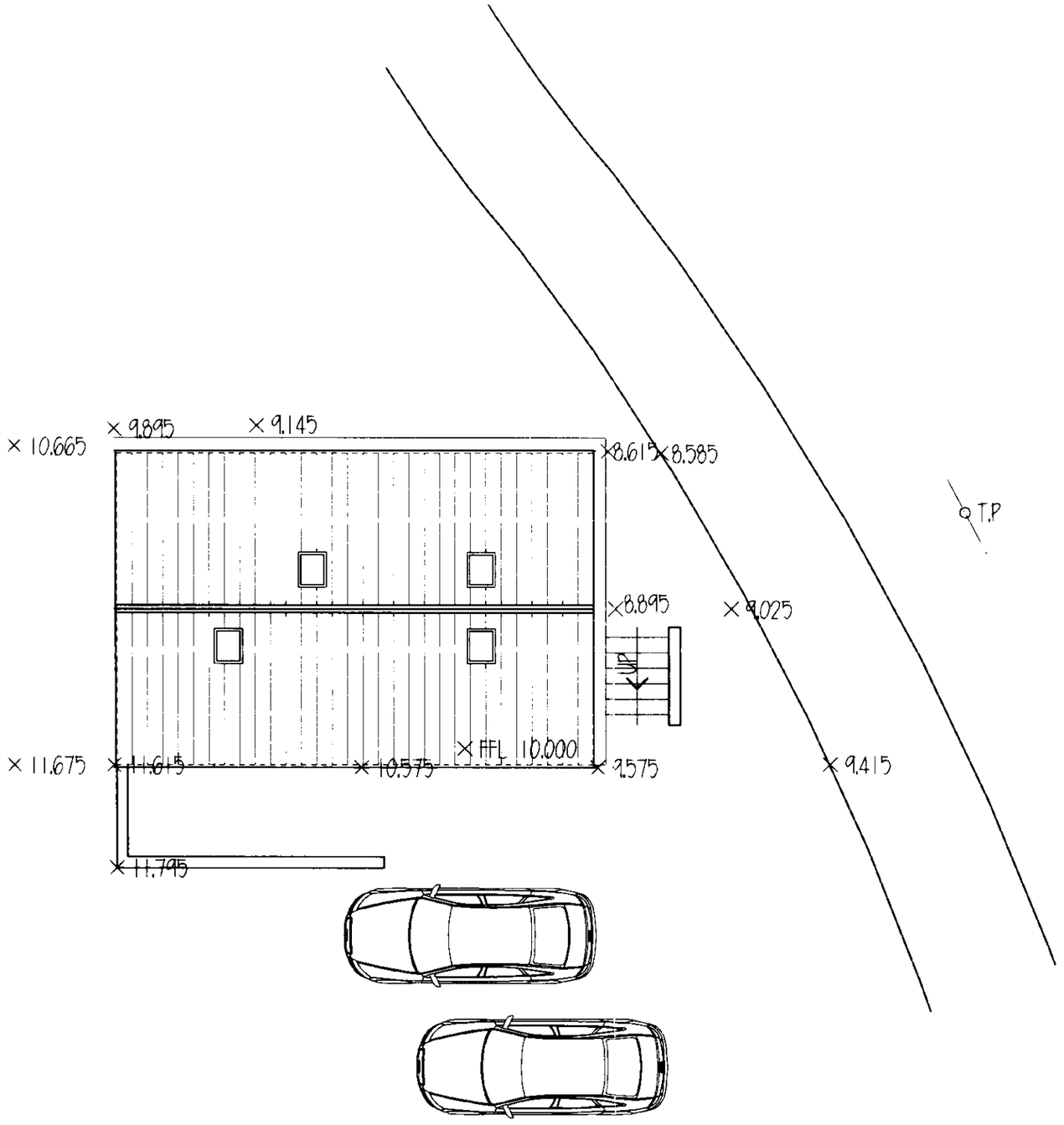
Mrs M. Cooper

Alterations to Barn at Upper Whitley Farm, Hollington.

LOCATION PLAN @ 1 : 1250

DRAWING No 2543-04

12 High Street
Tean, Stoke-on-Trent
Staffs ST10 4DZ
telephone 01538 7220
facsimile 01538 7221
email mail@smytheman.co



all heights, sizes and dimensions should be checked on site by the contractor before any work is put in hand

figured dimensions should be taken in preference to scaling and any errors or omissions reported to the architect at once

Mrs M. Cooper

Proposed alterations to Barn at Upper Whitley Farm, Hollington Staffordshire

Site Plan

1:100

2543-03

Smytheman Architectural Services

This drawing has been prepared in accordance with the CDM (Construction Design and Management) Regulations and all foreseeable design risks to those involved or affected by construction have been avoided wherever possible.

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