STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING · EXCELLENCE

Staffordshire Moorlands District Coun
Moorlands House, Stockwell Street, Lee
Staffordshire Moorlands, ST13 6HQ
Telephone: 0845 605 3013
www.staffsmoorlands.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

part one

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: RD (Leek) Ltd

Street address: c/o 90 Ashbourne Road

Town/City: Leek

County: Staffordshire Moorlands

Country:

Postcode: ST13 5AX

	Country Code	National Number	Extension Number
Telephone number:			
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: David | Surname: Breakwell

Company name: Sammons Architectural Ltd

Street address: 10 Cawdry Buildings, Fountain Street

Town/City: Leek

County: Staffordshire

Country: England

Postcode: ST13 6JP

	Country Code	National Number	Extension Number
Telephone number:		01538 386002	
Mobile number:			
Fax number:			

Email address: david@sammonsltd.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Erection of eight dwellings, construction of pavement

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

08/01682/FUL

4. Site Address Details

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

House: 0 Suffix:

House name:

Street address: Meadow Close

Town/City: Leek

County: Staffordshire Moorlands

Postcode: ST13

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

Easting: 399221

Northing: 356242

Description:

Plots 147-154

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

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

9. Council Employee / Member

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

10. 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:

None

Description of *proposed* materials and finishes:

Brick

Roof - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Tile

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:

Design and Access Statement and drawing 2007.1419

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	24	24

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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

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

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:

Housing development site

Is the site currently vacant? (•) Yes ( ) No

If Yes, please describe the last use of the site:

Unknown

When did this use end (if known) (DD/MM/YYYY)?

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				8	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 8

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 0

Overall Residential Unit Totals

Total proposed residential units	8
Total existing residential units	0

1

19. All Types of Development: Non-residential Floorspace

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

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? 00.28 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:

None

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

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: David | Surname: Breakwell

Person role: Agent | Declaration date: 28/08/2008 | ☒ 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: David | Surname: Breakwell

Person role: Agent | Declaration date: 28/08/2008 | ☒ 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: 29/08/2008

DESIGN AND ACCESS STATEMENT

PROPOSAL : Erection of 8 dwellings
ADDRESS : Land at Pickwood, Leek
APPLICANT : RD (Leek) Ltd
DATE : August 2008 JOB No. : 2007.1419

DESIGN

ASSESSMENT

Assessment Area

The site is located in a predominantly residential area on the outskirts of Leek. Given that the nature of the proposal is residential, it is considered that the Assessment Area should be informed by the character of dwellings near the site.

Physical

The site represents an undeveloped area of the outskirts of the Pickwood area of Leek. This is a large, pre Local Plan housing allocation which has been developed over a period of about 20 years. The application site represents one of the last remaining undeveloped areas of land within the area shown as a committed development site in the Local Plan.

The site is a belt of land on the west side of Meadow Close which is itself a cul-de-sac with modern housing development on its other sides. The site slopes down from the highway towards a brook. The brook has a number of mature trees alongside and other vegetation. On the other side of the trees is an open field.

Development around the site is new housing. It is predominantly detached housing, although there are a small number of semi-detached houses and some bungalows. Materials are predominantly red brick with a dark roof tile.

Planning Policy

The Development Plan for the area consists of the saved policies of the Staffordshire and Stoke On Trent Structure Plan and the Staffordshire Moorlands Local Plan. Policies relevant to this proposal are contained in the local plan. The site is located within the settlement boundary of Leek and in a residential area on the outskirts of the town centre. Policy H4 states that new housing development will be expected to locate within settlement boundaries where it can be serviced and where it is sympathy with the area. The application site is shown as a committed development site in the Local Plan. There are, therefore, no objections in principle to the development of the site for housing.

There are trees on the edge of the site. Policy B13(B) requires that existing trees should be retained where they contribute to the character of the site and its surroundings.

PPS3 requires that when Local Planning Authorities determine planning applications for housing they should have regard to its policies as material considerations (paragraph 68). Para. 36 states that housing should be developed in suitable locations which offer access to local jobs, key community facilities and infrastructure.

Secure By Design

The layout of the proposal and the detailing of the proposed dwellings should be influenced by secure by design principles.

INVOLVEMENT

The proposal is informed by the conditions and Section 52 agreement attached to the original outline planning permission (SM 11254) and the later Approval of Reserved Matters (SM 256-87) and later decisions on this and adjoining sites.

EVALUATION

The site lies in an area where the principle of housing development is acceptable. The proposals will be guided by four planning issues- the provision of satisfactory distances between existing and proposed dwellings, presenting a satisfactory design, protecting trees and achieving safe accesses. In terms of the first, the proposed layout has had regard to the Council's SAD standards at Appendix 3 of the Local Plan and has provided levels of amenity in terms of garden size, distances between windows and other windows, and windows and walls that meet these requirements. The design of the proposed dwellings reflects the character of nearby housing and is influenced by the changes of level between the front and rear of the site. It is therefore proposed to place two storey development at the front of the site, and three storeys at the rear. Front elevations are traditional and the buildings use brick with tiled roofs. Trees form an important part of the character of the site and the surrounding area. The proposed houses have been positioned on the site so that the crowns and root zones of the retained trees are safeguarded. The accesses to each plot provides satisfactory visibility.

DESIGN

Use

The application proposes a residential use by the erection of dwellings.

Amount

The proposal is for the erection of eight detached dwellings. This equates to a site density of 29 dwellings/hectare. Whilst this is slightly below Government guidance on urban densities, it is largely driven by the shape of the site, site levels and a reflection of the density of nearby development.

Layout

The proposed layout is indicated on the application drawings. It illustrates a layout that follows the line of the existing road and the contours of the site.

Scale

The scale of the proposal is influenced by nearby development and the changes of level on the site. These have resulted in a two storey development at the front of the site, set back from the back edge of footpath by front gardens, and three storey development at the rear where site levels drop.

Landscaping

Given the nature of the site, existing landscaping will be retained where it is indicated on the application drawing and supplemented to assist screening.

Appearance

Proposed materials are brick walls and plain roof tiles. The elevations of the proposed buildings reflect the modern domestic buildings nearby.

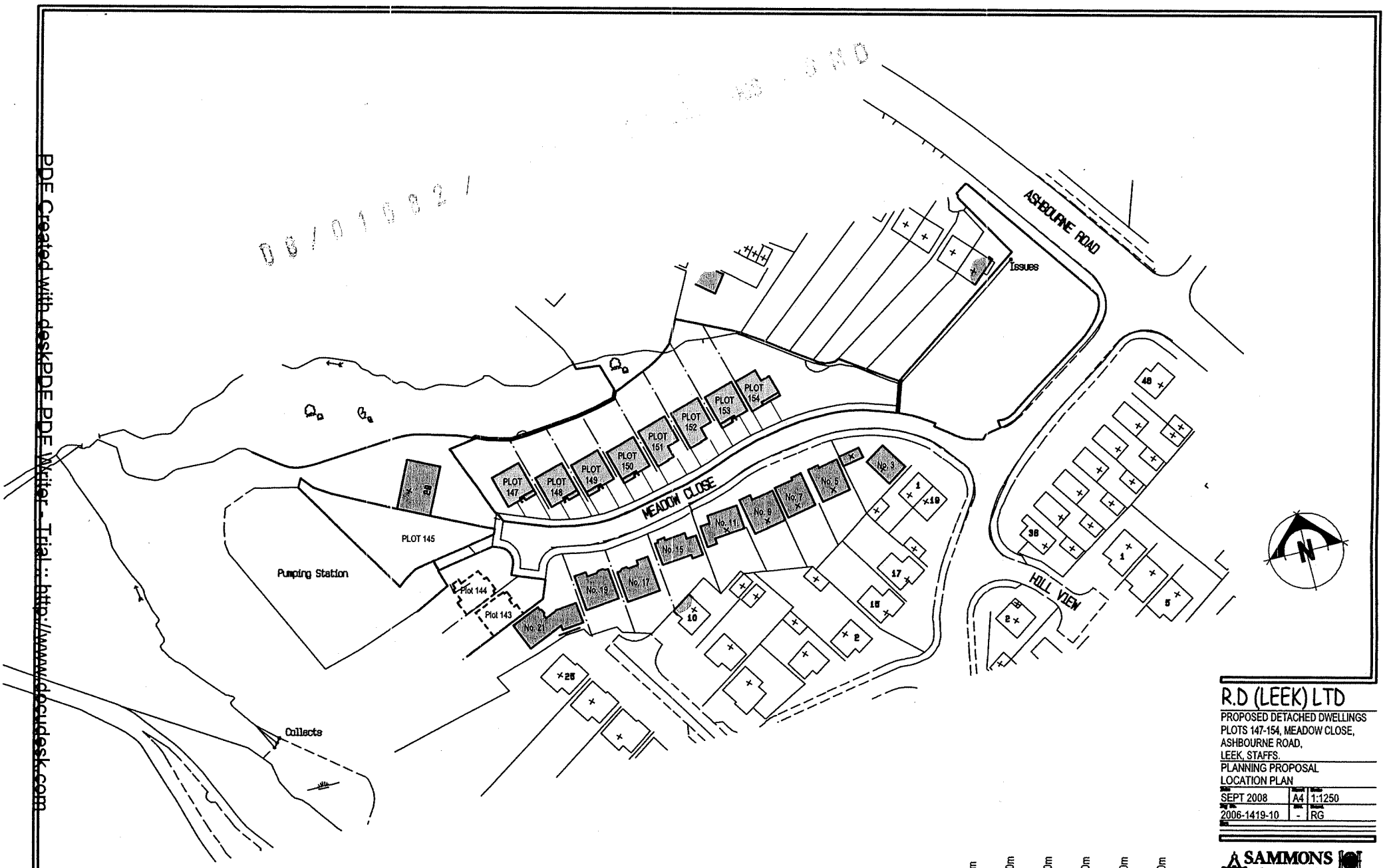
ACCESS

VEHICULAR AND TRANSPORT LINKS

The site is located within easy walking distance of Leek town centre where a range of public transport routes are available.

INCLUSIVE ACCESS

The development provides for occupation by less abled people through compliance with Part M of the Building Regulations by the provision of level accesses to the principal entrances to the proposed houses, and provides internal arrangements, such as the width of corridors and doorways, that are suitable for less abled access.



R.D (LEEK) LTD

PROPOSED DETACHED DWELLINGS
PLOTS 147-154, MEADOW CLOSE,
ASHBOURNE ROAD,
LEEK, STAFFS.

PLANNING PROPOSAL
LOCATION PLAN

SEPT 2008	A4	1:1250
2006-1419-10	-	RG

SAMMONS Architectural

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