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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: 423 ASH BANK ROAD
WERRINGTON

Town/City: STOKE-ON-TRENT
County: STAFFORDSHIRE
Country:
Postcode: ST9 0DU

	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: JASON | Surname: KNIGHT

Company name: JPK DESIGN LIMITED

Street address: 83 DIMSDALE PARADE EAST
WOLSTANTON

Town/City: NEWCASTLE-UNDER-LYME
County: STAFFORDSHIRE
Country: ENGLAND
Postcode: ST5 8DP

	Country Code	National Number	Extension Number
Telephone number:	01782	622321	
Mobile number:			
Fax number:	01782	622323	

Email address: karen.stone@jpkdesign.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

PROVISION OF SEATING AREA AND ALTERATION TO EXISTING SHOP FRONT

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

4. Site Address Details

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

House: 423 Suffix:

House name:

Street address: Ash Bank Road

Werrington

Town/City: STOKE-ON-TRENT

County:

Postcode: ST9 0DU

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

Easting: 394208

Northing: 347491

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

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:

WHITE PAINTED RENDER

Description of *proposed* materials and finishes:

N/A

Roof - description:

Description of *existing* materials and finishes:

GREEN MENDIPS ROOFING TILES

Description of *proposed* materials and finishes:

N/A

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

10. Materials (continued)

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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

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	10	10	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

N/A

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

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:

FISH AND CHIP SHOP

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 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	2	2	0
Proposed employees	2	2	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
A5	16:30:00	23:00:00	11:30:00	23:00:00	17:00:00	23:00:00	☐

22. Site Area

What is the site area? 278 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:

N/A

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: PETER Surname: TANG

Person role: Applicant Declaration date: 17/06/2008 ☒ 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: PETER Surname: TANG

Person role: Applicant Declaration date: 17/06/2008 ☒ 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 17/06/2008

Design and Access Statement

Proposed Provision of Seating Area and Alteration of Existing Shop Front at 423 Ashbank Road, Werrington, Stoke-on-Trent, Staffs. ST9 0DU
For Mr. P. Tang

Assessment

Physical

The site of the proposed is a Fish and Chip Shop at 423 Ashbank Road, Werrington, Stoke-on-Trent which is a well established residential area.

The immediate area of Werrington comprises a mixture of buildings; detached, semi detached houses and bungalows all with front and rear gardens and front access' to driveways and garages.

Social

The proposed alteration to the existing shop front will improve the visual appearance of the premises by matching the adjacent shop front which will therefore be in keeping and will not have a detrimental affect on the immediate area.

Economic

The site is approximately 3 miles from Hanley town centre where there are all amenities i.e. shopping, banking, post office. The site is also on the main bus route to the town centre and all other towns.

Involvement

Prior to submitting the application, local interest groups, local residents, expert bodies and the Local Authority have not been consulted prior to making this application.

Evaluation

It is proposed to alter the shop front by creating a new entrance into the proposed seating area and replacing the windows to match the adjacent shop front windows, therefore creating a uniformed appearance which will not have any affect on the surrounding area.

DESIGN

Response to Context

The proposal will match and be in keeping with the adjacent shop front.

Amount

The site area is approximately 278m² and the floor space is to remain the same as there is no change.

Use

The current use of the property is a fish and chip shop which will remain the same.

Layout

The internal layout of the existing shop is to remain the same. However, the internal access to upstairs is to be blocked up leaving the existing external access available. A new doorway is proposed together with new windows to the seating area.

Scale

The scale and floor area of the proposed is to remain the same, therefore having no impact on the surrounding area with regards to scale.

Appearance

The proposed new shop front will mirror that of the adjacent shop front therefore creating a uniformed appearance and having to impact on the surrounding area.

Landscaping

There is no landscaping at the site and therefore does not apply to this application

ACCESS

Policy Approach

The proposed shop front will have a level approach as per the requirements of Part M of the building regulations.

Consultation

There are no relevant planning policies relating to this site with regards to access and therefore consultation has not been necessary.

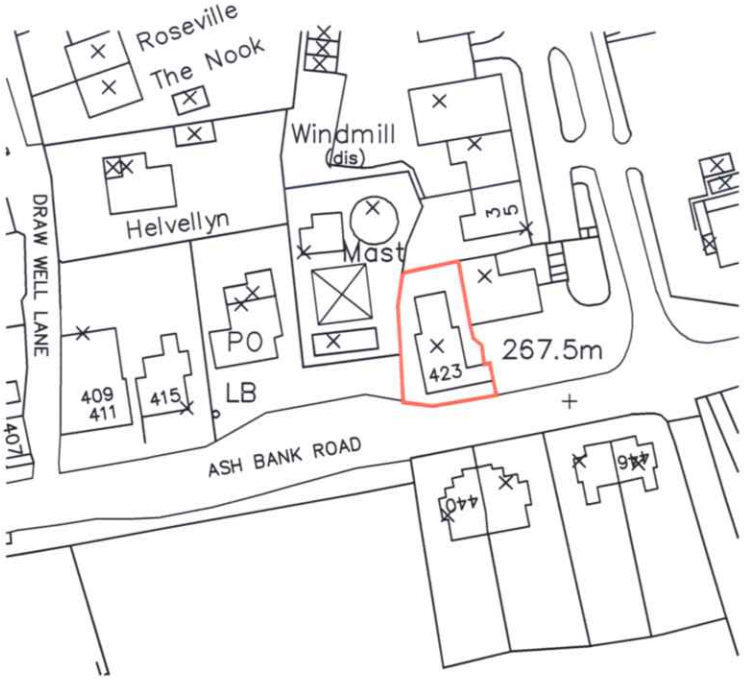
Site Issues

There is currently parking spaces available on the site which will remain the same.

The site also has the benefit of being near to the frequent public transport route to all other residential areas and major shopping towns.



Block Plan 1:500



Location Plan 1:1250

Proposed Provision of Seating Area & Alteration of Existing Shop Front at

Werrington Fish Bar, 423 Ash Bank Road, Werrington, S-o-T. ST9 0DU

Mr. P. Tang

JPK DESIGN Ltd

=architectural design=

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