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 Outline Planning Permission with all matters reserved.
Town and Country Planning Act 1990

08/01991/OUT 24 NOV

Publication of planning applications on council websites

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 you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

Part 1

1. Applicant Name and Address

Title:	MR
First name:	G.
Last name:	HOWLE
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	FROGMEADOW FARM
Address 1:	MEADOWSIDE
Address 2:	KNYPERSLEY
Address 3:	
Town:	BIDDULPH
County:	
Country:	
Postcode:	ST8 6NP

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	STEPHEN GOWER ASSOCIATES
Unit:	
House number:	29A
House suffix:	
House name:	
Address 1:	ST. EDWARD ST.,
Address 2:	
Address 3:	
Town:	LEEK
County:	
Country:	
Postcode:	ST13 5DN

3. Description of the Proposal

Please describe the proposal:

OUTLINE APPLICATION FOR THE ERECTION OF A DETACHED DWELLING.

$Date: 2007/08/22 15:20:04 $ $Revision: 1.23 $

3. Description of the Proposal (continued)

Has building or works already been carried out? ☐ Yes ☑ No

If Yes, please state the date when building or works were started (DD/MM/YYYY):

(date must be pre-application submission)

Have the works been completed? ☐ Yes ☑ No

If Yes, please state when the works were completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1: LAND ADJACENT TO

Address 2: FROGMEADOW FARM

Address 3: MEADOWSIDE

Town: BIDDULPH

County:

Postcode (optional): ST8 6NP

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

Easting: Northing:

Description:

5. 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 a 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 ☐ Unknown

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing watercourse
- ☐ Soakaway
- ☐ Pond/lake
- ☑ Main sewer
- ☐ Unknown

6. Pre-application Advice

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

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

8. 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:

9. Site Area

Please state the site area in hectares (ha) 0·078 HA

10. Residential Units (Including Conversion)

Does your proposal include the gain, loss or change of use of residential units? ☑ Yes ☐ No
If Yes, please complete details of the changes in the tables below.

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☒					✓	1
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							1

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total proposed residential units *(A + B + C + D) =*

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Social Rented	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Intermediate	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Key worker	Not known	Number of Bedrooms 1	2	3	4+	Unknown	Total
Houses	☐						
Flats and maisonettes	☐						
Live-work units	☐						
Cluster flats	☐						
Sheltered housing	☐						
Bedsit/studios	☐						
Unknown type	☐						
Totals *(a + b + c + d + e + f + g) =*							

Total existing residential units *(E + F + G + H) =*

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total): 1

11. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes ☑ No Unknown

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Unknown	Total gross internal floorspace proposed (including change of use)(square metres)	Unknown	Net additional gross internal floorspace following development (square metres)
A1	Shops	☐			☐		☐	
	Net tradable area:	☐			☐		☐	
A2	Financial and professional services	☐			☐		☐	
A3	Restaurants and cafes	☐			☐		☐	
A4	Drinking establishments	☐			☐		☐	
A5	Hot food takeaways	☐			☐		☐	
B1 (a)	Office (other than A2)	☐			☐		☐	
B1 (b)	Research and development	☐			☐		☐	
B1 (c)	Light industrial	☐			☐		☐	
B2	General industrial	☐			☐		☐	
B8	Storage or distribution	☐			☐		☐	
C1	Hotels and halls of residence	☐			☐		☐	
C2	Residential institutions	☐			☐		☐	
D1	Non-residential institutions	☐			☐		☐	
D2	Assembly and leisure	☐			☐		☐	
OTHER	Please specify	☐			☐		☐	
		☐			☐		☐	
	Total							

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Unknown	Total rooms proposed (including changes of use)	Unknown	Net additional rooms
C1	Hotels	☐		☐		☐	
C2	Residential Institutions	☐		☐		☐	
Other	Hostels	☐		☐		☐	

12. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent	Not known
Existing employees				
Proposed employees				

13. Hours of Opening

Please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

14. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which are to 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:

Is the proposal a waste management development? ☐ Yes ☑ No ☐ Unknown

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Unknown	Maximum annual operational through put in tonnes (or litres if liquid waste)	Unknown
Inert landfill	☐		☐		☐
Non-hazardous landfill	☐		☐		☐
Hazardous landfill	☐		☐		☐
Energy from waste incineration	☐		☐		☐
Other incineration	☐		☐		☐
Landfill gas generation plant	☐		☐		☐
Pyrolysis/gasification	☐		☐		☐
Metal recycling site	☐		☐		☐
Transfer stations	☐		☐		☐
Material recovery/recycling facilities (MRFs)	☐		☐		☐
Household civic amenity sites	☐		☐		☐
Open windrow composting	☐		☐		☐
In-vessel composting	☐		☐		☐
Anaerobic digestion	☐		☐		☐
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		☐		☐
Sewage treatment works	☐		☐		☐
Other treatment	☐		☐		☐
Recycling facilities construction, demolition and excavation waste	☐		☐		☐
Storage of waste	☐		☐		☐
Other waste management	☐		☐		☐
Other developments	☐		☐		☐

Please provide the maximum annual operational throughput of the following waste streams:	
Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

15. Existing Use

Please describe the current use of the site: GARDEN AREA TO FROGMEADOW FARM

Is the site currently vacant? ☑ Yes ☐ No

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

When did this use end (if known)? DD/MM/YYYY ____ (date where known may be approximate)

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

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

16. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

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.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
✓	S Glover	24-11-2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

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

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

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

Agricultural Land Declaration - You Must Complete Either A or B

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

Signed - Applicant: ✓

Or signed - Agent: S Glover

Date (DD/MM/YYYY): 24-11-2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 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:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

A completed and dated application form with 3 copies: ☑

The correct fee: ☑

3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

3 copies of a design and access statement: ☐

3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☐

3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☐

27. Declaration

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

Signed - Applicant: ✓

Or signed - Agent: S Glover

Date (DD/MM/YYYY): 24-11-2008 (date cannot be pre-application)

19. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

20. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01538	386808	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):
01538	384401

Email address (optional):

steve e sgaplamners. co. uk

21. 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)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: AS ABOVE

Telephone number:

Email address:

STEPHEN GOWER ASSOCIATES
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CONSULTANCY
29A ST EDWARD STREET
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STAFFORDSHIRE
ST13 5DN

Tel: 01538 386808
Fax: 01538 384401

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SUPPORTING INFORMATION INCLUDING DESIGN AND ACCESS STATEMENT OUTLINE APPLICATION FOR A DWELLING LAND AT FROGMEADOW FARM MEADOWSIDE

MR C HOWLE

1. **Introduction**

The applicant, Mr C Howle has been provided with a plot of land at his family's Farm at Meadowside and wishes to take the opportunity of developing his own home on this site. The land at present forms part of the fairly extensive garden to Frogmeadow farm but on this side of the property could be divided satisfactorily without the loss of too much garden area to the existing house Although the plot of land is at a lower level there is an existing vehicular access, which serves the Farmland to the rear of the site.

2. **Planning Policies**

Frogmeadows Farm itself is situated within the defined town development boundary for Biddulph although much of the associated land holding is within the Green Belt and open countryside to the north of Newpool. This particular plot of land is situated within the curtilage to the farm and within the defined town development boundary although its northern boundary forms the edge of the designated Green Belt.

Over the years this plot of land has become incorporated as part of the curtilage to Frogmeadows farm and is enjoyed as and amenity area it would meet the definition of brownfield land is not out in PPS 3 Housing. The Council's housing strategy at present is to allow development on a sequential basis with only brownfield land being acceptable because of the general over-supply of housing. It is therefore contended that this plot of land would meet the basic criteria for development as set out under Policy NP8 of the Review Local Plan: -

(a) The site is in a suitable location in this part of Biddulph with access to job, shops and services
(b) There is capacity within the existing infrastructure to absorb this small development
(c) Its development would support local services and facilities
(d) A single dwelling would be of scale not to have a significant effect on the local environment
(e) The dwelling would be for a local person who would be making a start on the housing ladder.

Policy N7 of the adopted and Review Local Plan also requires consideration be given to development which would harm the visual amenities of the Green Belt by virtue of its siting or design in locations which are visually conspicuous form the Green Belt. In this particular case whilst the northern boundary of the site is contiguous with the Green Belt boundary, the application site is tucked away on low lying land, such that its impact would be very limited.

3. **Planning Considerations**

The application site is situated on sloping land on the edge of the built up area at Newpool which forms part of the wider settlement of Biddulph and Knypersley. The area around Frogmeadows Farm is essentially residential in character with a mixture of different types and designs. This scheme would represent a rounding off of the built up area in this location with the open countryside beyond.

Design Issues

It would be the intention for the dwelling to integrate with its surroundings and for this reason it would, to an extent, be cut into the slope of the site alongside the existing access track. There would be scope to carry out structured landscaping treatment along the northern boundary of the site with the open countryside. In terms of the type of property it is considered that a one and a half storey dwelling with accommodation within the roof space would not over-dominate its surroundings.

In terms of overall dimensions of the building it would be :-

Height-maximum of up to 6.7 metres
Length between 15.5 and 16.5 metres
Width between 10.5 and 12 metres

Access

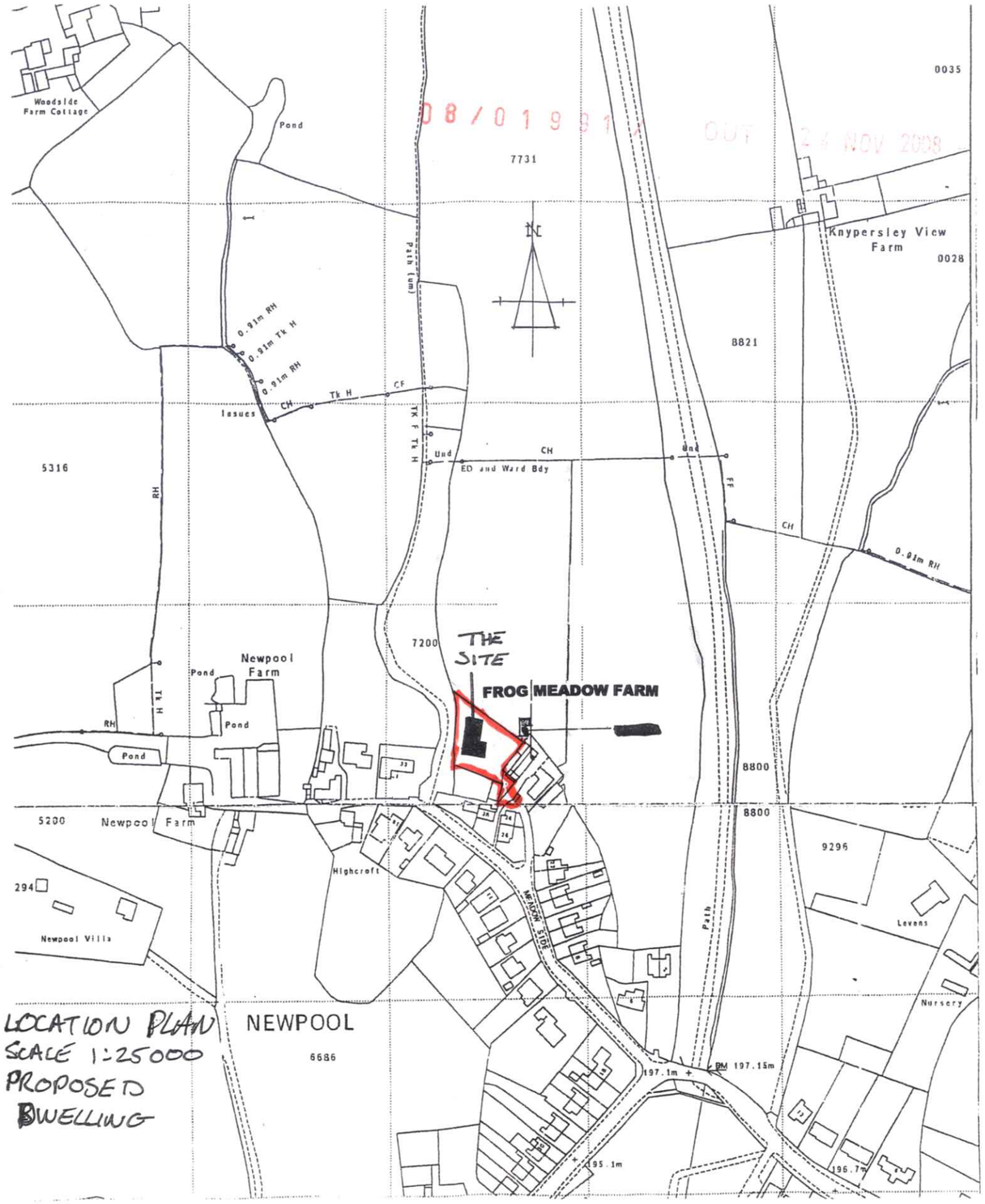
There is an existing access track to land at the rear of Frogmeadow Farm which can be satisfactorily utilised to provide a joint access through the yard onto Meadowside.

4. **Conclusion**

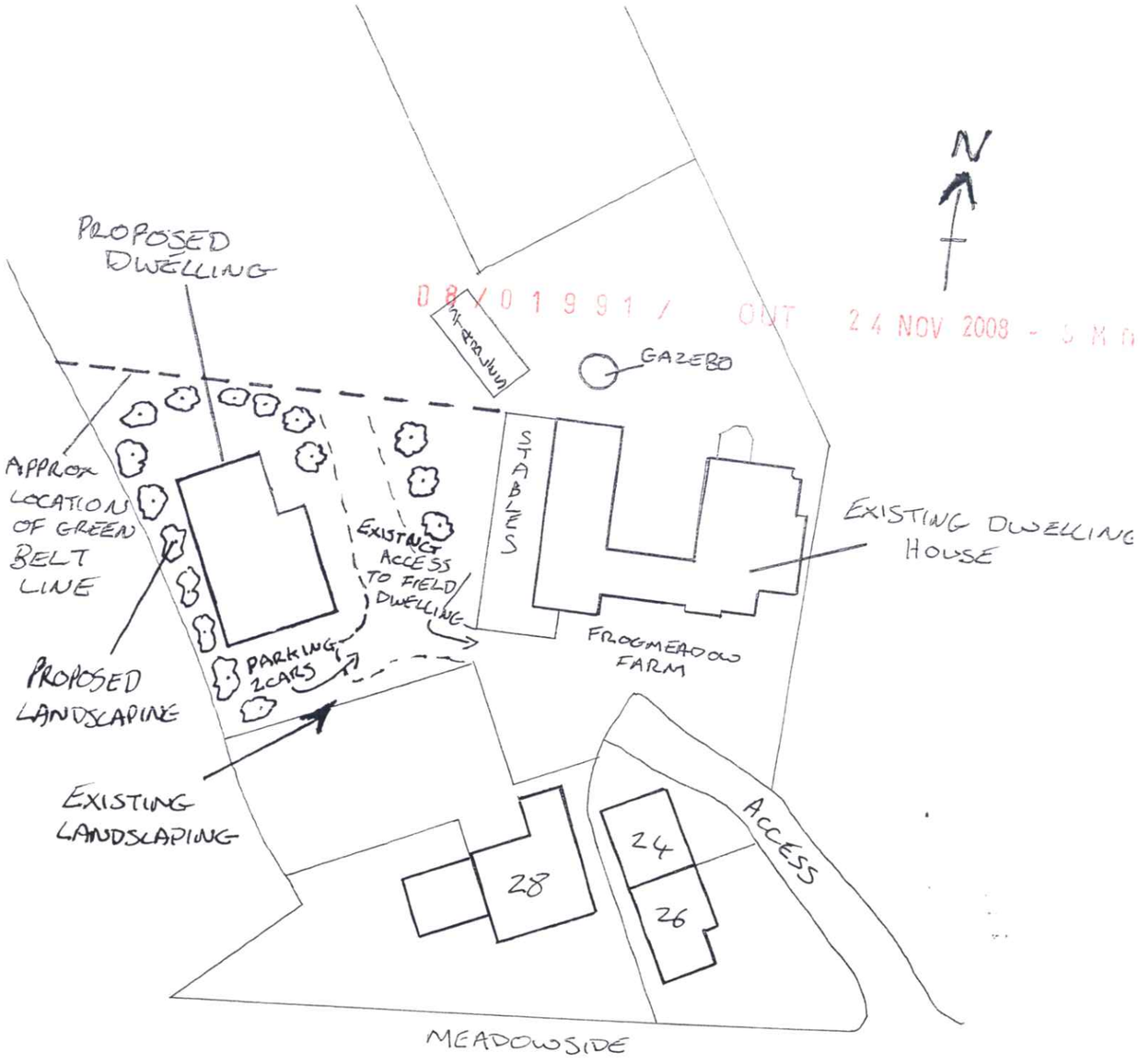
The application site comprises part of the established curtilage to Frogmeadow Farm which is now surplus to requirements. There remains adequate garden area attached to Frogmeadows Farm to maintain the amenities of this property. It is contended that as the application site would meet the definition of brownfield land as set out in PPS 3 Housing it would be in line with the policies of the adopted and Review Local Plan. The site is satisfactorily located within the development boundary for this part of Biddulph and could be achieved without creating pressure on the existing infrastructure in the locality and therefore meet one of the main tests for sustainability. In design terms a dormer style property would not over-dominate its surroundings and would ensure a structured landscaping scheme could be achieved on the interface with the open countryside beyond.

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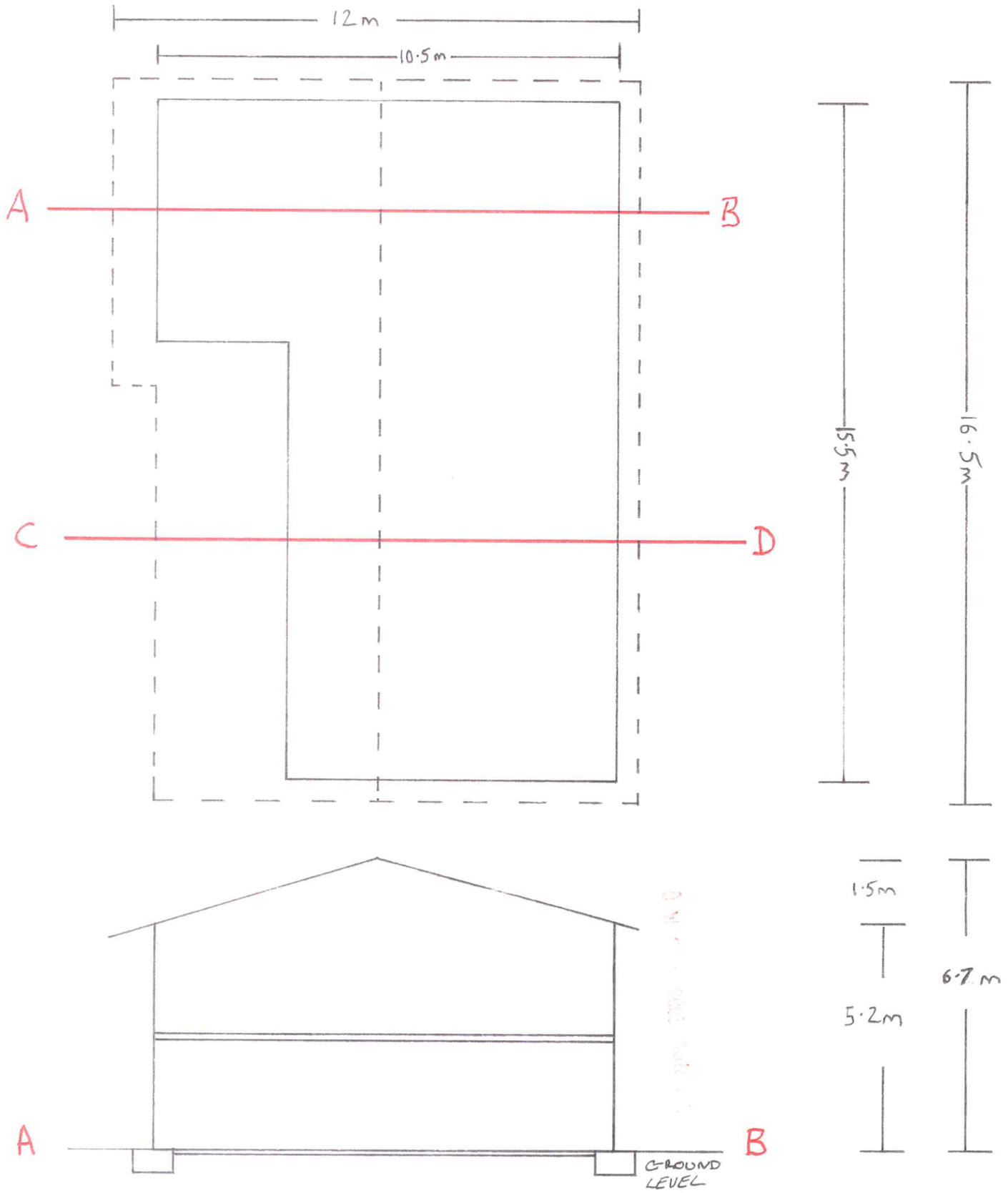
LOCATION PLAN
SCALE 1:25000
PROPOSED
DWELLING



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BLOCK PLAN

SCALE 1:500

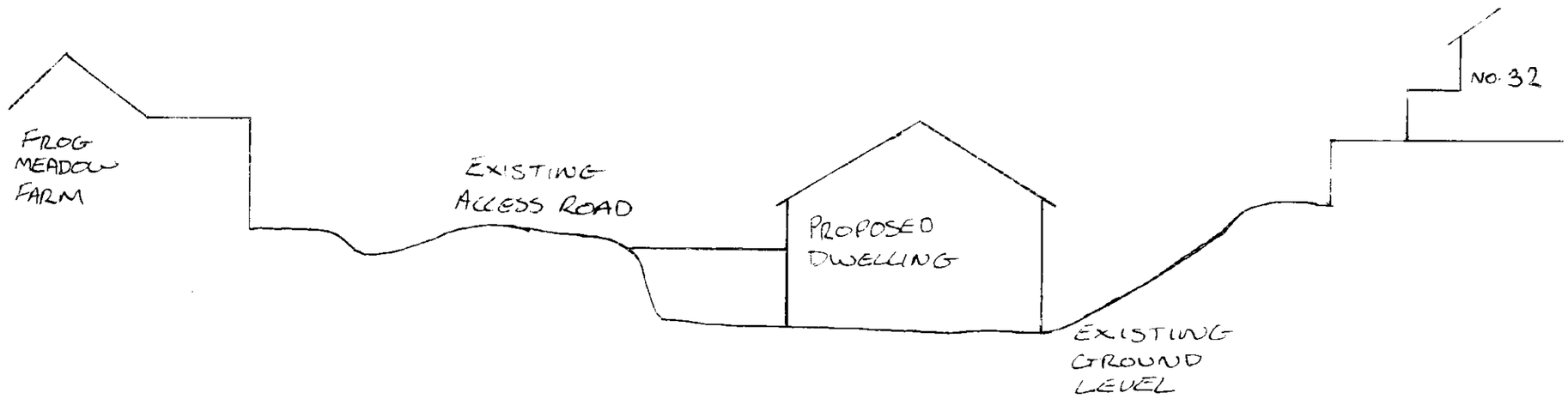


08/01991/

SCALE 1:100

N

INDICATIVE SIZE DETAILS
DWELLING AT FROGMEADOW FARM
MEADOWSIDE.



FOR ILLUSTRATIVE PURPOSES ONLY

(APPROXIMATE SCALE 1:200)