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

08/01975/ [illegible] 26 NOV 2008 SMD

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: Daisycroft Farm
Boundary
Nr. Cheadle
Town/City: Stoke-on-Trent
County: Staffordshire
Country:
Postcode: ST10 2NU

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | | 01538 750304 | |
| 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: | First Name: Malcolm | Surname: Sales

Company name: Malcolm Sales MRICS

Street address: Marketside Chambers 56
High Street
Cheadle
Town/City: Stoke-on-Trent
County: Staffordshire
Country: United Kingdom
Postcode: ST10 1AF

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | | 01538 757233 | |
| Mobile number: | | 07889225 437 | |
| Fax number: | | 01538 70075 | |

Email address: malcolm.sales@salesqs.co.uk

## 3. Description of the Proposal

Please describe the proposed development including any change of use:
Replacement of existing outbuildings with Implement Store & Livestock Building

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) - Description

| | |
|---|---|
| Mouse | Suffix |
| House name | Darrycroft Farm |
| Street address | Boundary |
| | Nr. Cheadle |
| Town/City: | Stoke-on-Trent |
| County | Staffordshire |
| Postcode | ST10 2NU |

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

| | |
|---|---|
| Easting | 398436 |
| Northing | 342284 |

Replacement of existing outbuildings with Enlargement Store & Livestock Building

## 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)

Shown on drawing 0809/27/01/B

## 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:

Assortment of timber (to buildings to be demolished)

Description of *proposed* materials and finishes:

Walls built to a height of 2100mm above floor levels to be constructed of outer skin of facing bricks to Planning Officer's approval. Walls above this to be finished with sawn treated softwood hit and miss vertical boarding fixed to steel sheeting rails.

**Roof - description:**

Description of *existing* materials and finishes:

Assortment of corrugated sheeting (to buildings to be demolished)

Description of *proposed* materials and finishes:

Green profiled sheeting with 10% translucent sheeting

**Windows - description:**

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

## 10. Materials (continued)

**Doors - description:**

Description of existing materials and finishes:

Timber doors to buildings to be demolished.

Description of proposed materials and finishes:

Personnel doors are to be softwood plywood faced. Steel roller shutter door complete with all gear, rollers etc. to Implement Store. Gates to livestock area to be constructed of galvanized box and tubule sections.

**Boundary treatments - description:**

Description of *existing* materials and finishes:

A mixture of wooden post and rail, wire, and chain link fencing and hedges.

Description of *proposed* materials and finishes:

A mixture of wooden post and rail, wire, and chain link fencing and hedges.

**Vehicle access and hard standing - description:**

Description of *existing* materials and finishes:

Hardcored accesses (one to be closed off)

Description of *proposed* materials and finishes:

Altered access is to have 125 x 250mm concrete half battered road kerbs on concrete foundations to sides of new access with splayed droppers at ends and 125 x 150mm concrete half battered road kerbs on concrete foundation to edge of roadway. Access is to be of two course Tarmacadam on minimum 150mm thickness of limestone hardcore all to the approval of Staffordshire County Council Highways Department.

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

## 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 | 4 | 4 | 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

Not applicable

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

[illegible]

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, and 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

| 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) |
|---|---|---|---|---|---|
| OTHER | Please specify | 130.0 | 130.0 | 162.0 | 32.0 |
| | Total | 130.0 | 130.0 | 162.0 | 32.0 |

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 |
|---|---|---|---|---|

## 20. Employment

If known, please complete the following information regarding employees:

| | Full-time | Part-time | Equivalent number of full-time |
|---|---|---|---|
| Existing employees | 0 | 2 | 1 |
| Proposed employees | 0 | 2 | 1 |

## 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 |
|---|---|---|---|---|---|---|---|
| Other | 07.00 | 19.00 | 07.00 | 19.00 | 07.00 | 19:00:00 | ☐ |

## 22. Site Area

What is the site area? 00.21 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.

Storage of implements and keping of livestock (No Processesor Machinery involved)

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: Malcolm Surname: Sales

Person role: Agent Declaration date: 19/11/2008 ☒ 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. ◉

| Notice recipient | Date notice served |
|---|---|

Title: Mr First Name: Malcolm Surname: Sales

Person role: Agent Declaration date: 19/11/2008 ☒ 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: 19/11/2008

# DESIGN AND ACCESS STATEMENT

In respect of

**A Proposed Replacement of Outbuildings and Implement Store And Livestock Store**

Daisybank Farm
Commonside Lane
Boundary, Nr Cheadle
Stoke on Trent
ST10 2NR

20 NOV 2008 - S M D
08/01975/FUL

**Prepared by**

Fiona Stagg MRTPI

**On behalf of**

Mr and Mrs P Hodkinson

**November 2008**

## 1.0 INTRODUCTION

This Design and Access Statement is submitted in support of a full planning application to **Staffordshire Moorlands District Council** in respect of a replacement of existing outbuildings with implement store and livestock building at **Daisybank Farm, Commonside Lane, Boundary, nr Cheadle, ST10 2NR**.

This Statement outlines the design principles which have been applied to the proposed development and how any issues relating to access have been dealt with. This Design and Access Statement has been prepared in accordance with CABE guidance 'Design and Access Statements – How to Read, Write and Use Them'.

The following design and access statement has been produced to ensure that a quality development is produced in accordance with the guidelines and more importantly that the proposed development respects the local context that it will integrate with. It also includes a planning policy overview.

Images of the site are included at the end of the document.

## 2.0 THE PROPOSAL

The application proposes the demolition of two existing sheds (which are in poor condition), construction of a new building and the sealing off of an existing access with another access point being widened. These are detailed on the attached drawings and are illustrated in the attached photographs.

The store is separated from the host property by a hard standing area used by the Applicants for parking.

The proposal will provide essential storage with increased security for livestock and agricultural and other equipment. It will not be capable of being converted for habitation.

**Location**:

The site lies within the Green Belt but is not within a Conservation Area. It also lies within the Special Landscape Area as defined in the Local Plan.

The site is located to the south side of Boundary (between Cheadle and Forsbrook). There are two entrances onto Commonside Lane, either through the village from Little Lane or from Draycott Cross Roads. Commonside Lane is generally unlit, formed of unbound material and is only of sufficient width to allow one vehicle to pass.

Commonside Lane provides access to a breakers yard which overlooks the host property and to further residential properties.

The existing outbuildings are sited on lower ground to the south east of the dwelling. They lie in a low-lying area within a small field used for vegetable growing and hens. The site is secluded, not visible from the road and would be hidden from view of the host property by existing mature hedge which the Applicants intend to maintain. It would not affect the integrity of the Green Belt in this location.

**Planning History**

There have been a number of applications in respect of the host property which were granted planning permission.

An application to convert the outbuildings to form a wool processing business was refused in' 2005 on highway grounds. There was no objection to the proposed use of the buildings and their conversion was acknowledged in the Officers report (dated 29/07/04) as to '*not amounting to a significant harm to the openness and character of the countryside/Green Belt setting*'.

## 3.0 DESIGN CONSIDERATIONS

**Use:** the store will be used for livestock and the storage of farm implements. The Applicants manage a small holding of about 15 acres (6 ha).

**Amount**:

The building footprint is 18.80 metres by 9.80 metres approximately with a maximum ridge height of 5.45 metres. Part of the building will be two storey as illustrated on the attached drawings.

**Layout**. the store will be laid out with two adjoining spaces for the livestock and the implements and will be separated by an internal wall. The upper floor would be used for storage. Access to the store will be via gates for the livestock and steel roller shutter doors in respect of the implements and equipment – this will increase security.

**Scale**: the store is to be a replacement building and will be in keeping with the scale and context of the surrounding area.

**Landscaping, surfacing and boundary treatment:** the existing planting and mature trees around the area will not be affected by this proposal. The character of the site will be maintained. The existing mature trees will be unaffected and it is the Applicants intention to maintain the existing hedge. The area will be tidied and the chickens relocated within the small holding. The area will be hard surfaced to match existing.

**Appearance**: the proposed store will be clad with green profiled sheeting to match the roof which will be pitched.

Existing hedges will not be affected

**Design Details**

This is detailed on the attached Drawings.

Robust standard details will be incorporated to meet the requirements of the Building Regulations.

**Amenity**: the amenity of the host property along will not be affected. There are no adjacent neighbours and the store will not be visible to the breakers yard. This overlooks the site and is located on higher ground with the embankment which is currently covered with regenerated scrub in poor visible condition.

## 4.0 RELEVANT PLANNING POLICIES

*National Planning Policy*

PPS1 Delivering Sustainable Development

PPS1 underpins the consideration of all applications for development in the efficient use of resources, ensuring development is sustainably and appropriately located, and that resources are used efficiently.

As this proposal lies within the curtilage of a residential use and is to be used solely by the Applicant then the proposal could be argued to be sustainably located. It will not result in the generation of additional traffic.

PPG2 Green Belt

The replacement of an existing agricultural building which is sensitive to its location and of a high quality design is entirely complementary to the aims of the Green Belt – in keeping land in agricultural use. This proposal does not affect the visual integrity of the Green Belt in this location.

PPS7 Sustainable Development in Rural Areas

The Government is keen to raise the quality of life within rural areas and in this respect the construction of a replacement store in this location meets the following key objectives set out in the Guidance;

- good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside;
- continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources (page 6);
- focusing most development in, or next to, existing towns and villages;

- good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside

Staffordshire and Stoke-on-Trent Structure Plan 1996 – 2011

Policy D2: The Design and Environmental Quality of Development

This policy requires design is sympathetic to its location.

Staffordshire Moorlands Local Plan 1998

There are no specific policies relating specifically to agricultural buildings but this design has been prepared in accordance with Policy B13 relating to good design. Policy BE21 refers to the conversion of rural buildings which does not apply in this case. Policy B22 Stables and Ancillary Buildings does make reference to the use of appropriate materials, the building being designed in such as way as to not lending itself to residential use. not require the construction of new roads, not lead to the unnecessary loss or disturbance of trees and not be visually intrusive.

## 5.0 ACCESS CONSIDERATIONS

No public right of way will be affected.

Traffic generation – there will be no additional traffic generated by this proposal. This was a cause for concern with regard to the conversion of the buildings to a wool processing operation.

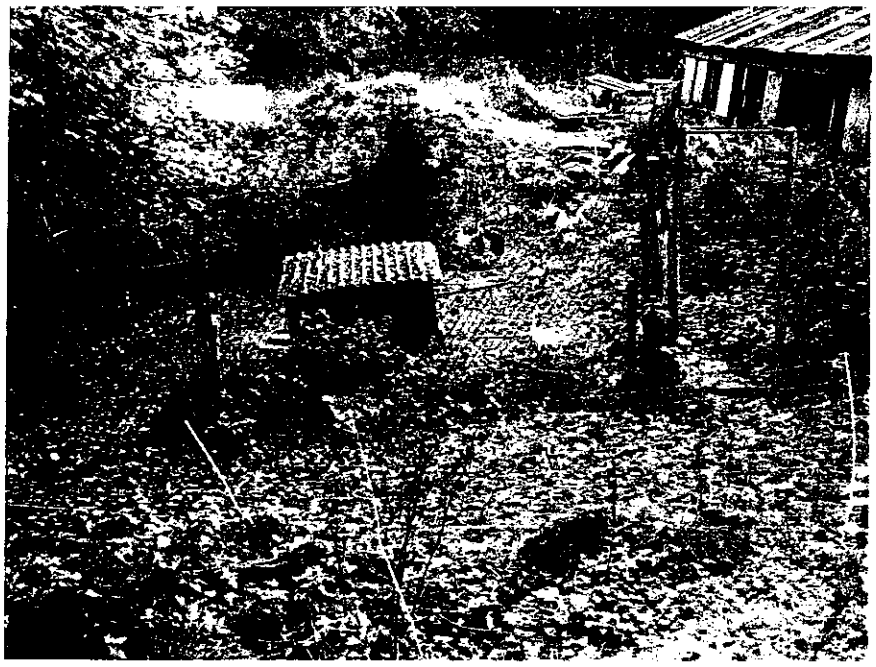
Pedestrian Access – access is via Commonside Lane.

The Applicant wishes to close off the access to his property (close to the main dwelling) and widen the access close to the outbuildings. This will be used for all vehicles accessing the property. The access to be closed will be planted with a holly hedge.

## 6.0 CONCLUSION

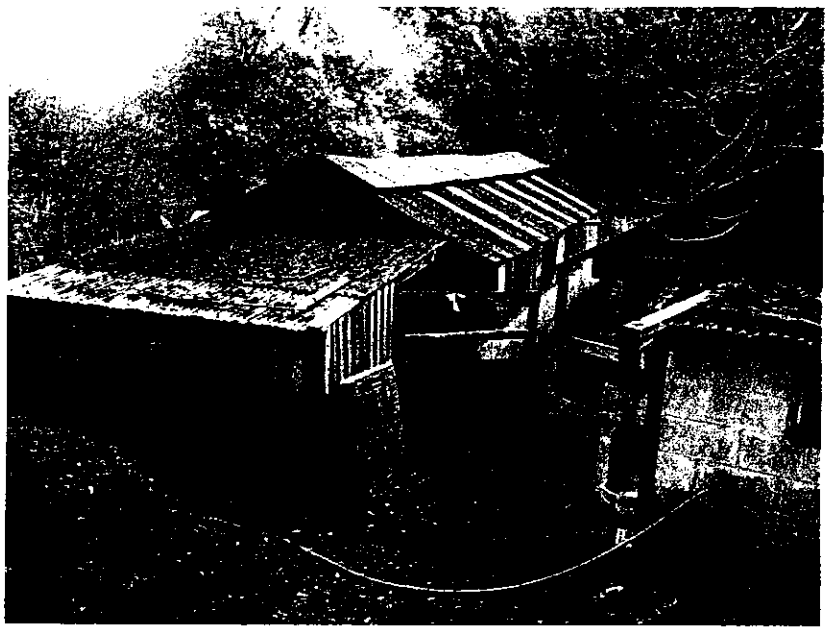
**The proposal to erect a replacement agricultural building in this location is essential for agricultural purposes to house livestock and store equipment. The proposal will not create any additional traffic and the general appearance of the area will be largely unaffected.**

**PHOTOGRAPHS**



View of the application site from above.
Tree on the left of the image to remain.





Outbuildings to be demolished, site to be made good with new access to the host property.



Access adjacent to the main dwelling to be closed off and holly planted Note the breakers yard to the rear.

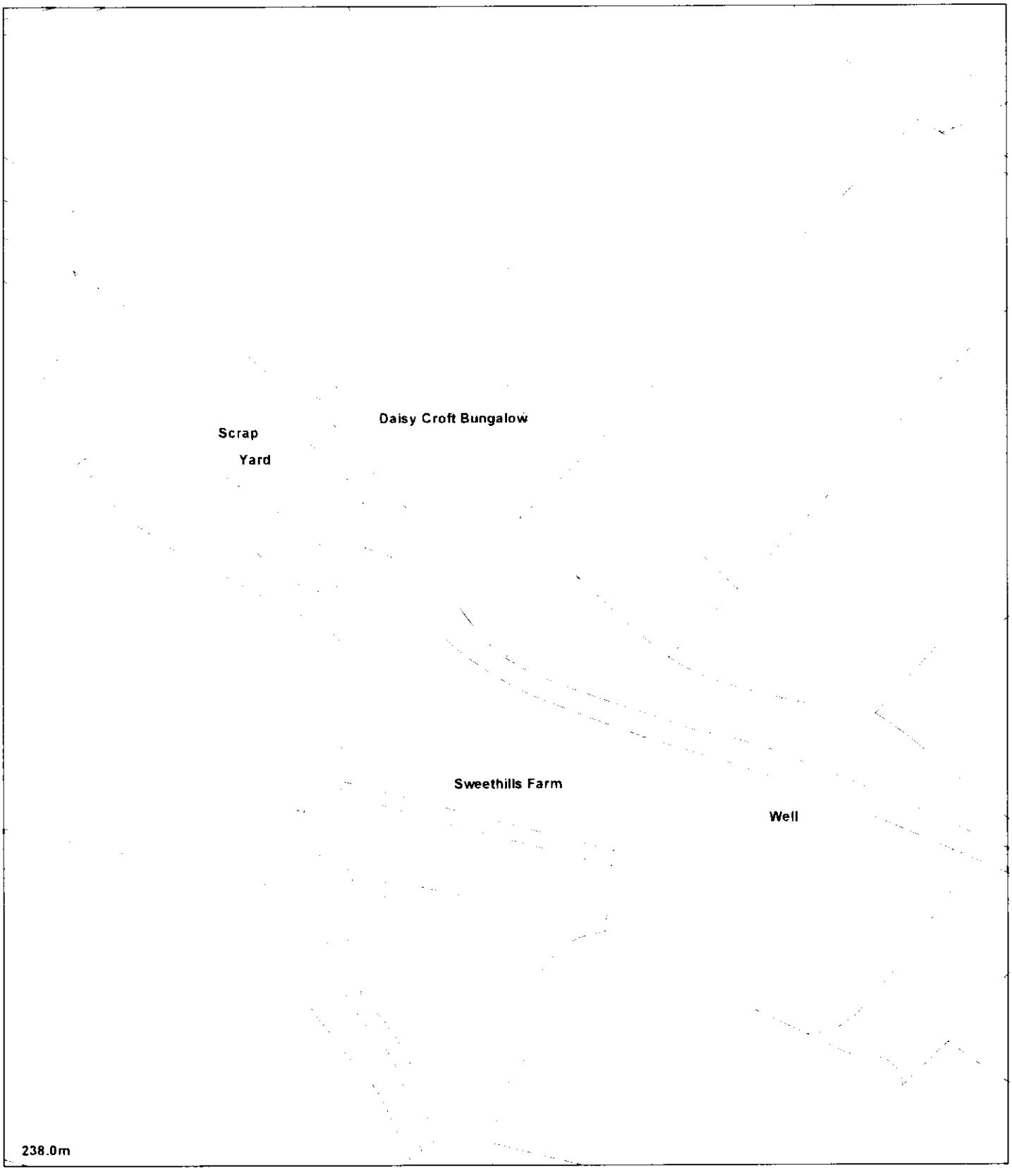


Access to be widened to form main access to property. Image taken from within the site boundary



Mature planting edging the parking area in front of the main dwelling. The new building will be directly behind this hedge on lower ground.

| Reference: | 08/01975/FUL<br>Cheadle |
|---|---|




**Scale :** 1:1250

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| | |
|---|---|
| **Organisation** | Not Set |
| **Department** | Not Set |
| **Comments** | Not Set |