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

Part one

Application for Planning Permission. Town and Country Planning Act 1990

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: THE WOODLANDS
KINGSLEY MOOR

Town/City: STOKE - ON - TRENT
County: STAFFORDSHIRE
Country: ENGLAND
Postcode: ST10 2EN

09/00036/FUL 13 JAN 2009 - S M

	Country Code	National Number	Extension Number
Telephone number:	44	01538 755400	
Mobile number:		07977 436839	
Fax number:			

Email address: andy@beltinguk.freeserve.co.uk

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed Riding Arena

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: 0 | Suffix:
House name: THE WOODLANDS
Street address:
KINGSLEY MOOR
Town/City: STOKE-ON-TRENT
County:
Postcode: ST10 2EN

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

Easting: 399087
Northing: 346394

Description:

5. Pre-application Advice

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

. Pedestrian and Vehicle Access, Roads and Rights of Way

s a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

s a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

re there any new public roads to be provided within the site? ○ Yes ◉ No

re there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

o the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

. Waste Storage and Collection

o the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

lave arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

. Neighbour and Community Consultation

lave you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

. Council Employee / Member

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

0. Materials

lease state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

escription of *existing* materials and finishes:

a

escription of *proposed* materials and finishes:

a

re you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

f Yes, please state references for the plan(s)/drawing(s)/design and access statement:

a

1. Vehicle Parking

lease 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	5	5	0
Light goods vehicles/public carrier vehicles	2	2	0

2. Foul Sewage

lease state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

o foul sewage

re you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

3. Assessment of Flood Risk

s 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

f Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

s 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

low will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

Disused slurry pit and grazing land

Is the site currently vacant? ◉ Yes ○ No

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

It had been used as a Slurry Pit for Pig farming many years ago.

When did this use end (if known) (DD/MM/YYYY)? 08/08/1998

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 or change of use 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		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

22. Site Area

What is the site area? 1500 sq.metres

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:

No Machinery to be installed.
To prepare the ground there will be 1 Digger and 1 tractor and trailer involved for roughly a 2 week period during normal working hours

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: ANDREW | Surname: WILKES

Person role: Applicant | Declaration date: 15/01/2009 | ☒ 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: ANDREW | Surname: WILKES

Person role: Applicant | Declaration date: 15/01/2009 | ☒ 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 15/01/2009

DESIGN & ACCESS STATEMENT

The Woodlands, Kingsley Moor, Stoke - On - Trent, ST10 2EN

PROPOSED RIDING ARENA

09/00036/FUL 15 JAN 2009 - SMD

Following careful consideration, I have assessed all aspects related to the involvement, evaluation and design of the physical characteristics of the proposed scheme.

USE

No buildings will be on the proposed development. The area to be developed is currently an old Slurry Pit site, from when Pig Farming took place at The Woodlands over ten years ago.

AMOUNT

The area will be solely used as a Riding Arena, for private use only. No buildings will be erected on the site, and the Arena will be surrounded by a Three Row Post and Rail Fence of Timber Construction, which is in-keeping with the current fencing in the surrounding area.

LAYOUT

The Arena will consist of a soak away layer of Hardcore for drainage, followed by a top layer of Sand.
All space including the surrounding proposed development will be private.

SCALE

No building to be built.
The dimensions of the proposed Arena are 30m x 40m.
Given the fact that all our surrounding roads to the property are utilised daily by Large Lorries and Farm Traffic, we feel it is unsafe for our family to exercise our horses on them.
As members of local Pony Clubs and Riding Clubs, we need to exercise and train our horses for important competitions in a safe environment to all.

LANDSCAPING

The area is currently open plan. To build the Arena we will not need to remove or interfere with any surrounding trees or hedgerows.

APPEARANCE

No buildings are to be created, only the proposed Riding Arena. This will have the appearance of most standard riding arenas. It will be surrounded by a Three Row Wooden Post and Rail Fence, with two access points of Wooden Five bar Gates, all that is in-keeping with the current fencing of all adjoining land.

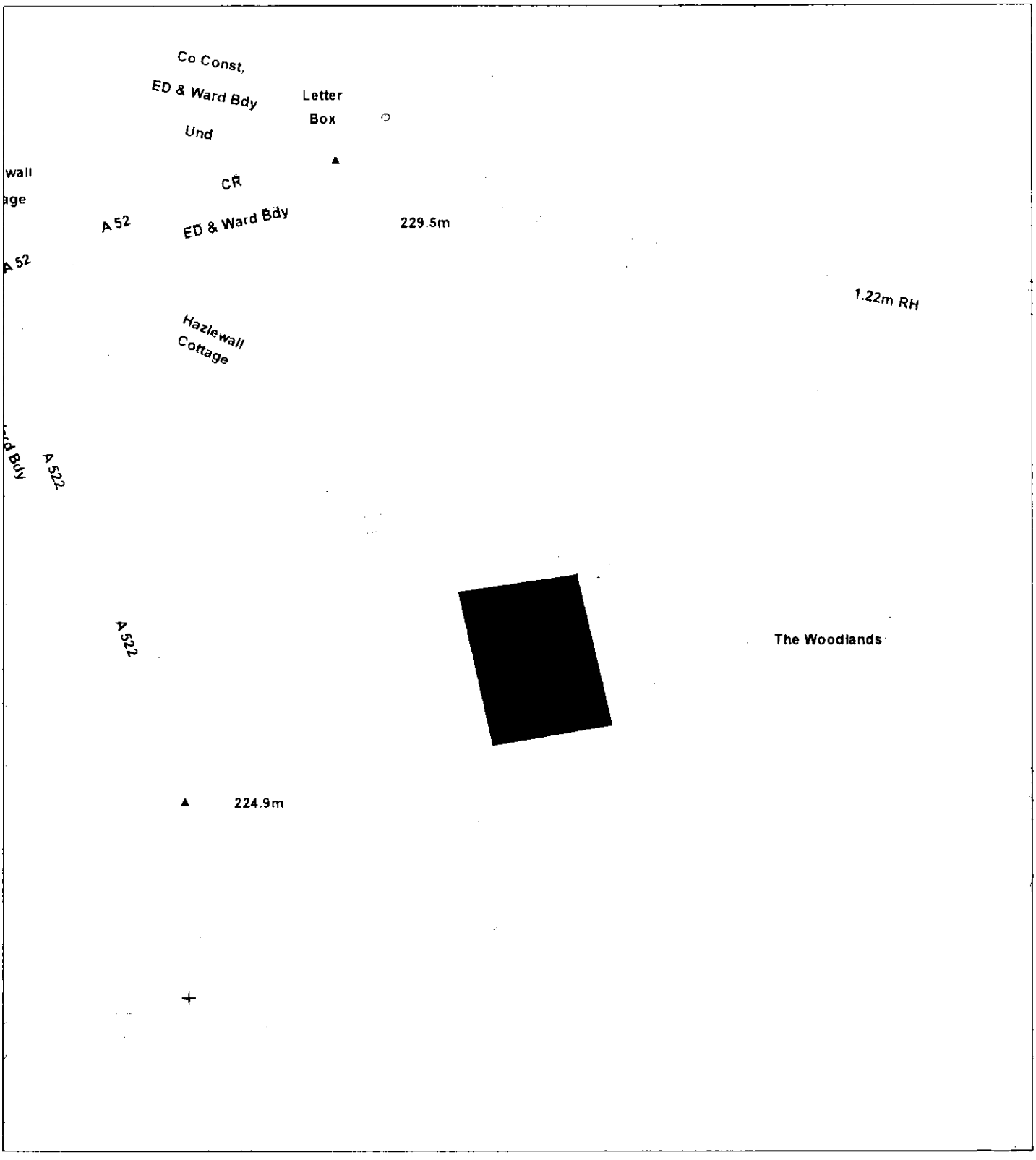
ACCESS

Access to the Arena will be through the main Farm Yard, along a current Concrete Pathway to a Wooden Five Bar gate at the North of the Arena, a second access point will be at the south of the Arena again via a Five Bar Wooden Gate into an adjoining Paddock.

It will not affect any public Highways or any access points, as the Arena is bordered by our own private land.

The whole site surrounding the Arena is easily accessible by all persons on equal terms regardless of their age, disability, ethnicity or social grouping, even though the Arena would be for Private Use only.

Reference:	09/00036/FUL Kingsley



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Date	06 February 2009
Organisation	SMDC
Department	PLANNING
Comments	Not Set