part one

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

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: Foxbank Cottage, Church Hill, Oakamoor
Town/City: Stoke On Trent
County:
Country:
Postcode: ST10 3AL

	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: Miss | First Name: Dianne | Surname: Critchlow

Company name: Allen & Hunt Ltd

Street address: Narlow Works, Thorpe
Town/City: Ashbourne
County: Derbyshire
Country:
Postcode: DE6 2AT

	Country Code	National Number	Extension Number
Telephone number:	+44	01335350419	
Mobile number:			
Fax number:	+44	01335350533	

Email address: dianne@allenandhunt.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Relocate an existing wooden fodder & implement storage building used in conjunction with horses

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

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4. Site Address Details

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

House: 0 Suffix:

House name: Foxbank Cottage

Street address: Church Hill

Oakamoor

Town/City: STOKE-ON-TRENT

County:

Postcode: ST10 3AL

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

Easting: 405279

Northing: 344773

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:

Treated Yorkshire boarding

Description of *proposed* materials and finishes:

N/A

Roof - description:

Description of *existing* materials and finishes:

Natural coloured fibre cement sheeting

Description of *proposed* materials and finishes:

N/A

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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10. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

N/A

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

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete base

Description of *proposed* materials and finishes:

Concrete base

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:

687-001 Elevation Details
687-002 Block Plan
687-003 Location Plan
Design & 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

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

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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:

Equestrian

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

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		16.7	16.7	0.0
	Total	0.0	16.7	16.7	0.0

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	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

21. Hours of Opening (continued)

Other							☒

22. Site Area

What is the site area? 16.72 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:

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: Miss First name: Dianne Surname: Critchlow

Person role: Agent Declaration date: 02/08/2008 ☒ 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: Miss First Name: Dianne Surname: Critchlow

Person role: Agent Declaration date: 02/08/2008 ☒ 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 02/08/2008

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Telephone : Thorpe Cloud (01335) 350419 Day
~~Thorpe Cloud (01335) 350247 Night~~
Fax: (01335) 350533

ALLEN & HUNT
CONSTRUCTION ENGINEERS LTD.

Narlow Works
Thorpe, Nr. Ashbourne
Derbyshire. DE6 2AT

Design & Access Statement

Proposal: Relocate an existing wooden fodder & implement storage building used in conjunction with horses
Site Reference: Mr D Arnold, Foxbank Cottage, Church Hill, Oakamoor, Stoke On Trent. ST10 3AL

Character appraisal

This holding is located north east of Oakamoor in a rural area. The land and buildings are being used for fundamental agricultural processes, minimal parts of this holding (including the site of this application) are also used for the keeping of horses. This holding extends to approximately 8 acres. The field boundaries in this area comprise of stone walls.

Amount of development

The applicant wishes to relocate an existing wooden mono slope building 4.572m long x 3.658m wide x 2.134m high to lower eaves level (floor area: 16.72m²) from land in close proximity to the existing dwelling which has recently been converted from an agricultural barn (application No. 07/00036/FUL) to land west of the dwelling as indicated on drawing No. 687-002.

There will be no additional floor area created as a result of this development.

The floor area of this building is currently open plan, once this building is relocated the floor area will continue to be open plan.

Use of building

Due to the existing wooden building being in close proximity to the existing dwelling which has recently been converted from an agricultural barn (application number: 07/00036/FUL) the applicant wishes to relocate the existing wooden building to land west of the dwelling as indicated on drawing No. 687-002.

At present the applicant currently stores fodder (hay and horse feed) and implements (used in conjunction with horses) in the existing wooden building to be relocated.

This relocated building will continue to be used to store fodder (hay and horse feed) and implements (used in conjunction with horses).

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Siting
Due to the existing wooden building being in close proximity to the existing dwelling which has recently been converted from an agricultural barn (application number: 07/00036/FUL) the applicant wishes to relocate the existing wooden building to land west of the dwelling as indicated on drawing No. 687-002

Ground levels to remain as existing. No excavation work is required.

We feel this relocated building has been positioned in the most practical location.

Scale
The applicant wishes to relocate an existing wooden mono slope building 4.572m long x 3.658m wide x 2.134m high to lower eaves level (floor area: 16.72m²) from land in close proximity to the existing dwelling which has recently been converted from an agricultural barn (application No. 07/00036/FUL) to land west of the dwelling as indicated on drawing No. 687-002.

There will be no additional floor area created as a result of this development.

We feel the scale and appearance of this building is appropriate for the site.

Landscaping
The applicant is happy to carry out any landscaping scheme specified by yourselves in order to protect the amenities of the site and the area.

Any trees planted will be fenced from livestock and will be protected by either spiral-type rabbit guards with canes or Netlon mesh-type guards including canes.

A circle of 1 metre around the base of each tree shall be kept weed free for a period of at least 2 years.

Any trees that die, become seriously damaged or diseased will be replaced by trees of similar size, unless there is reason to believe that the original species chosen was unsuitable for the site, in which case an alternative appropriate species will be used.

All planting would be carried out in the first planting season following the construction of the building.

Trees will be provided in accordance with BS 3936 and planting to be in accordance with BS 4428.

Appearance
As indicated on drawing No. 687-001 this building incorporates a Natural coloured fibre cement sheeted roof.

Vertical cladding down to floor level is treated Yorkshire boarding.

We feel these materials will continue to blend into the existing landscape without having an adverse effect.

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Access
Access to the building will be from existing vehicular roadways to and around the holding. The applicant does not seek to increase the number of roadways.

Access can be gained to this holding from Church Bank (B5417), Oakamoor.

There will be no impact on the access to the site and vehicle impact to the surrounding area will be unaltered.

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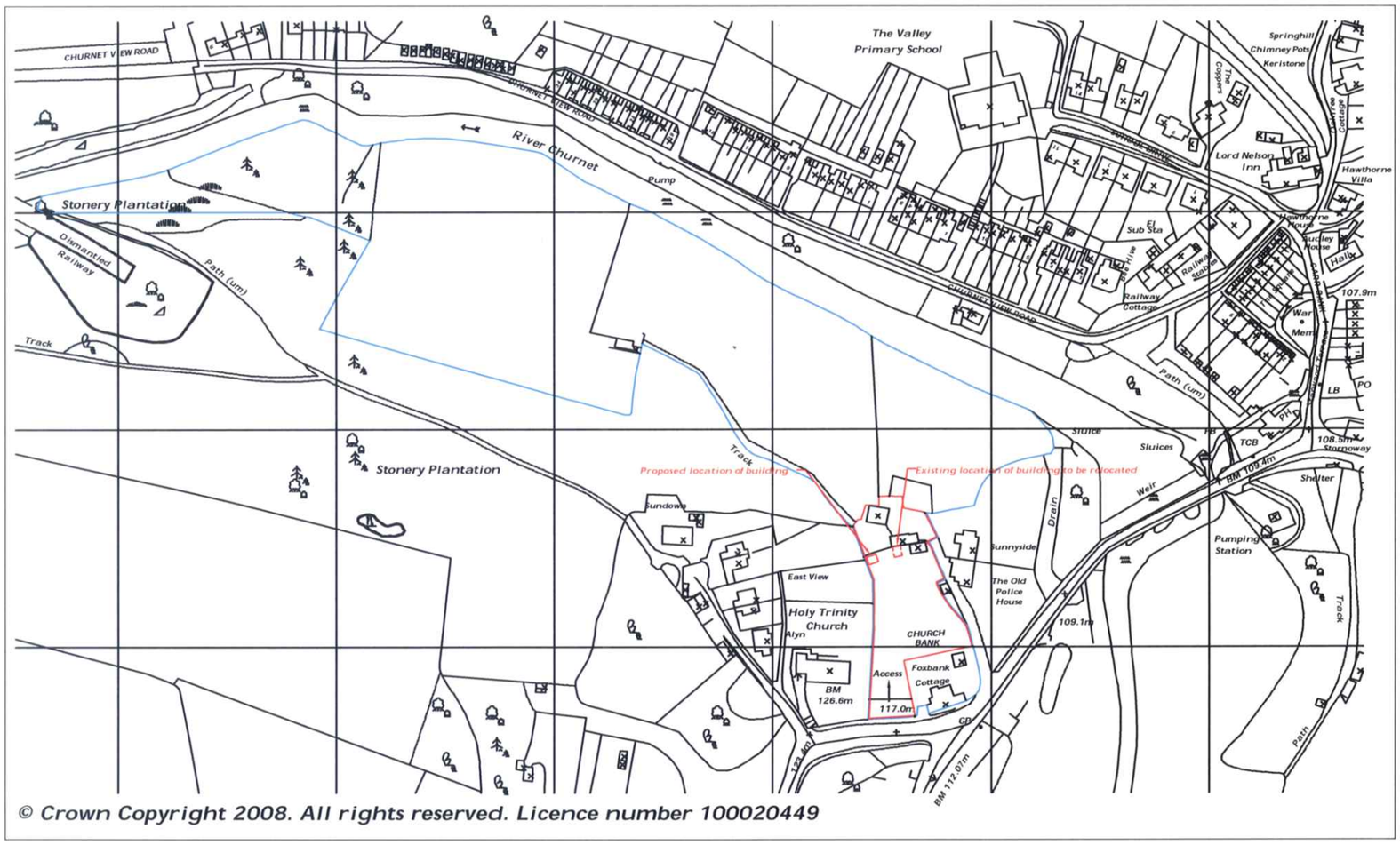

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Allen & Hunt Ltd Construction Engineers Narlow Works, Thorpe ASHBOURNE. DE6 2AT Tel: 01335 350419 Fax: 01335 350533	Client: Mr & Mrs D Arnold Foxbank Cottage, Church Hill Oakamoor. ST10 3AL	Project: Relocation of existing building	Title: Location Plan Date: 31/07/08 · Scale: 1:2500 · Index No: · Drawn: DC · Checked: DRG.No. 687-003 · Rev: · App:

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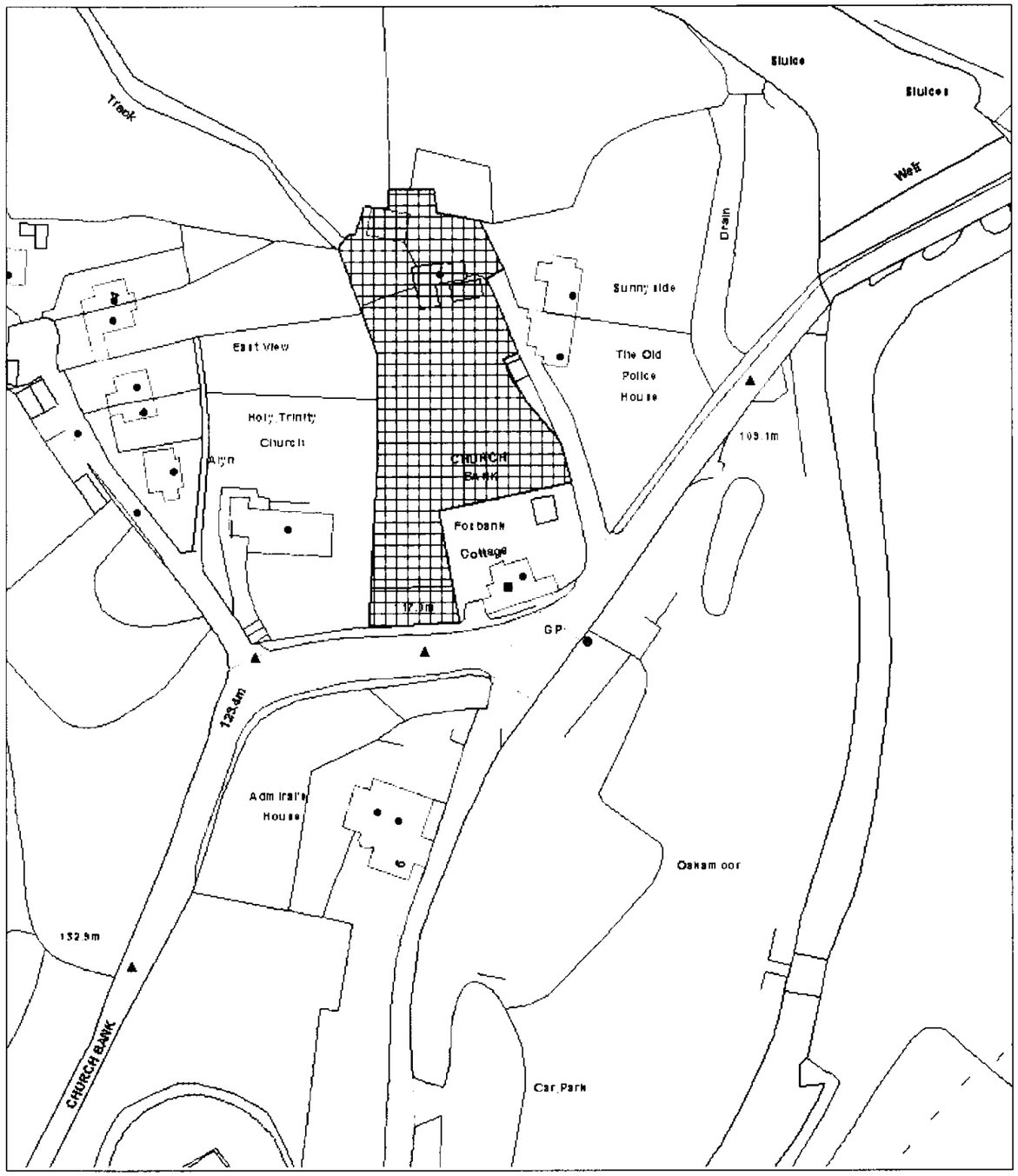
Reference:	08/01570/FUL OAKAMOOR



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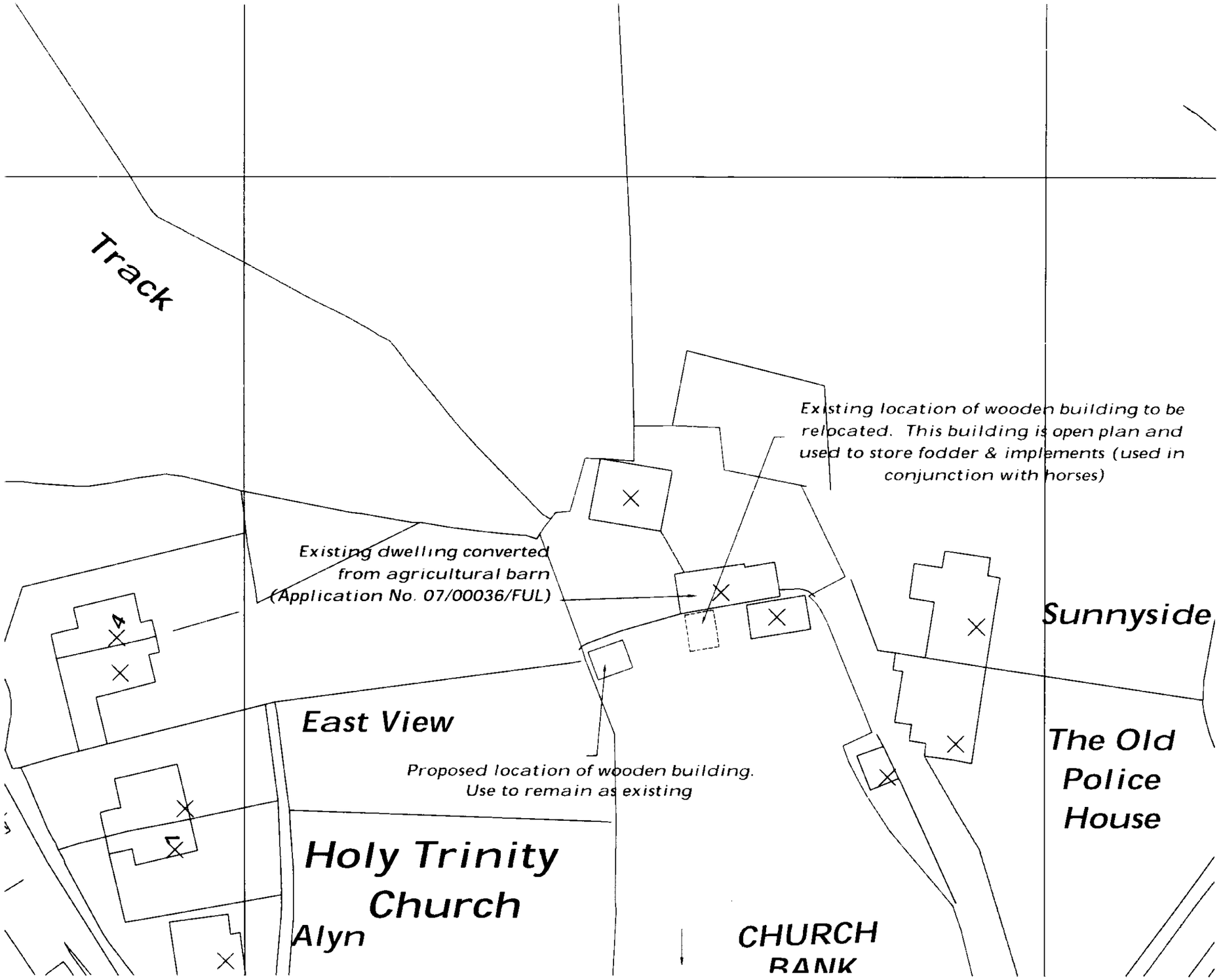
Department	Planning
Description	



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Rev.	Revision Description	Drn	Chkd	Appd	Date

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ALLEN & HUNT LTD
Construction Engineers
Narlow Works, Thorpe, ASHBOURNE. DE6 2AT
Tel: 01335 350419 Fax: 01335 350533

Client:
Mr & Mrs D Arnold
Foxbank Cottage, Church Hill
Oakamoor. ST10 3AL

Project:
Relocation of
Existing building

Title:
Block Plan

Drawn by: Dianne Critchlow	Designed by:	Checked:
Date: 31/07/08	Index No.:	Approved:

Scales: 1:500 @ A3

Drawing No: Revision

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