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 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. 08/01957/FUL 7 NOV 2008 - SMD

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MRS.
First name:	J.
Last name:	RHODES
Company (optional):	
Unit:	
House number:	
House suffix:	
House name:	"TOUCHWOOD"
Address 1:	BLYTHE BRIDGE ROAD
Address 2:	CAVERSWALL
Address 3:	
Town:	STOKE ON TRENT
County:	
Country:	
Postcode:	ST11 9EA

2. Agent Name and Address

Title:	
First name:	
Last name:	
Company (optional):	ATHENA ARCHITECTURAL SERVICES
Unit:	
House number:	
House suffix:	
House name:	ST. ALBANS HOUSE
Address 1:	ST. ALBANS ROAD
Address 2:	
Address 3:	
Town:	STAFFORD
County:	
Country:	
Postcode:	ST16 3DP

3. Description of the Proposal

Please describe the proposed development, including any change of use:

STORAGE BUILDING / IMPLEMENT SHED TO PROVIDE UNDERCOVER STORAGE FOR IMPLEMENTS & MACHINERY CURRENTLY KEPT OUTDOORS.

Has the building, work or change of use already started? ☐ Yes ☑ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY): / / (date must be pre-application submission)

Has the building, work or change of use been completed? ☐ Yes ☑ No

If Yes, please state the date when the building, work or change of use was completed: (DD/MM/YYYY): / / (date must be pre-application submission)

$Date: 2008/05/16 15:23:36 $ $Revision: 1.30 $

4. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name: "TOUCHWOOD"

Address 1: BLYTHE BRIDGE ROAD

Address 2: CAVERSWALL

Address 3:

Town: STOKE on TRENT

County:

Postcode (optional): ST11 9EA

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

Easting: | Northing:

Description:

SMALLHOLDING REF
CPH/37/272/0122

5. 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?

N/A

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)

N/A.

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☐ Yes ☑ No

If Yes, please provide details:

N/A

Have arrangements been made for the separate storage and collection of recyclable waste? ☐ Yes ☑ No

If Yes, please provide details:

N/A

8. Neighbour and Community Consultation

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

If Yes, please provide details:

N/A

9. 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:

N/A

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls		METAL CLADDING	☐	☐	Dwg Nr 08534-101.
Roof		COLOUR TO BE BS 08 B 29	☐	☐	
Windows			☐	☐	
Doors			☐	☐	
Boundary treatments (e.g. fences, walls)			☐	☐	
Vehicle access and hard-standing			☐	☐	
Lighting			☐	☐	
Others (please specify)			☐	☐	

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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:

DRAWING Nr, 08534-~~100~~ 101, DESIGN & ACCESS STATEMENT.

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11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)	1	1	10
Other (e.g. Bus)			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	Cess pit
Septic tank	Other
Package treatment plant	

Are you proposing to connect to the existing drainage system? [ ] Yes [✓] No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

NO FOUL DRAINAGE REQUIRED

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 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

How will surface water be disposed of?

[ ] Sustainable drainage system	[ ] Existing watercourse
[✓] Soakaway	[ ] Pond/lake
[ ] Main sewer	

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:

AGRICULTURAL/EQUESTRIAN USES

Is the site currently vacant? [ ] Yes [✓] No

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

N/A

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. 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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

N/A

18. 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	☐						
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 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):

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19. All Types of Development: Non-residential Floorspace

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

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)	Total gross internal floorspace proposed (including change of use)(square metres)	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		0	0	+ 454	+ 454
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	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels				
C2	Residential Institutions				
Other	Hostels				

20. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees		2	
Proposed employees		2	

21. 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

22. Site Area

Please state the site area in hectares (ha) 1.24 ha

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 a waste management development? ☐ Yes ☐ No

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)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
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	☐	2012 - FUL	7 NOV 2008 - 5 ML
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.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? ☐ Yes ☑ No ☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

Amount (tonnes): Amount (tonnes):

25. 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):
		03/11/2008

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
08/01957/FUL 7 NOV 2008 - SMC		

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

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

I certify that - (tick appropriate box and delete)

- Neither A nor B applies to the application.
- A reasonable effort has been taken to find out the name and address of everyone who on the day 21 days before the date of the application was the owner, a tenant or an occupier of any part of the land to which the application relates, but I have 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:

Date (DD/MM/YYYY):

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:

Name of Tenant	Address	Date Notice Served
NO TENANT.		

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY): 03/11/2008

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.

- The original and 3 copies of a completed and dated application form: ☑
- The original and 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: ☑
- The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑
- The correct fee: ☑
- The original and 3 copies of a design and access statement: ☑
- The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑
- The original and 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:

Date (DD/MM/YYYY): 03/11/2008 (date cannot be pre-application)

28. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):
	07920 026909

Country code:	Fax number (optional):

Email address (optional):

29. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
	01785 253776	

Country code:	Mobile number (optional):

Country code:	Fax number (optional):
	05601 159965

Email address (optional):

steve@athena1st.com.

30. 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: Telephone number:

Email address:

08/01957/FUL 7 NOV 2008 - S M D

18 September 2008
Our ref: 08534/AAS/SB
Your ref:

Athena
Architectural
Services Limited

St.Albans House
St.Albans Road
Stafford
ST16 3DP

T: 01785 253776
F: 05601 159965
E: info@athena1st.co.uk

DESIGN AND ACCESS STATEMENT
Proposed Implement Storage Building
Located at "Touchwood", Blythe Bridge Road,
Caverswall, Stoke on Trent

08/01957/FUL 7 NOV 2008 - S M D

The proposal is for a single steel framed building for implement storage, located to the rear of the existing ménage at the above site.

Physical context:
The site is on land extending to 1.24 Hectares centred at Touchwood, Blythe Bridge Road, Caverswall, Staffs in total, of which approximately 1300m2 comprises the domestic curtilage. Touchwood is a formal smallholding, whose holding number is CPH2720122.

The site is well served by an existing access from the adopted highway, via the existing track running along the northern boundary of the application site.

The proposed building will be sited within an existing hollow located approximately 180m east of the adopted highway, and will be screened by the existing ménage (which is in a raised location) and the natural topography of the surrounding land. The building will measure 9.6m wide x 6.0m deep, and will be used for the storage of various implements, tractors and sundry equipment used at the smallholding.

The building will extend to a height of approximately 4.3m, and will again receive natural screening from any surrounding buildings, so as to ensure the development will be unobtrusive in the locality.

Social context:
The application will offer very limited social benefit, other than providing an undercover area for the storage and maintenance of equipment used in the routine running of the smallholding.

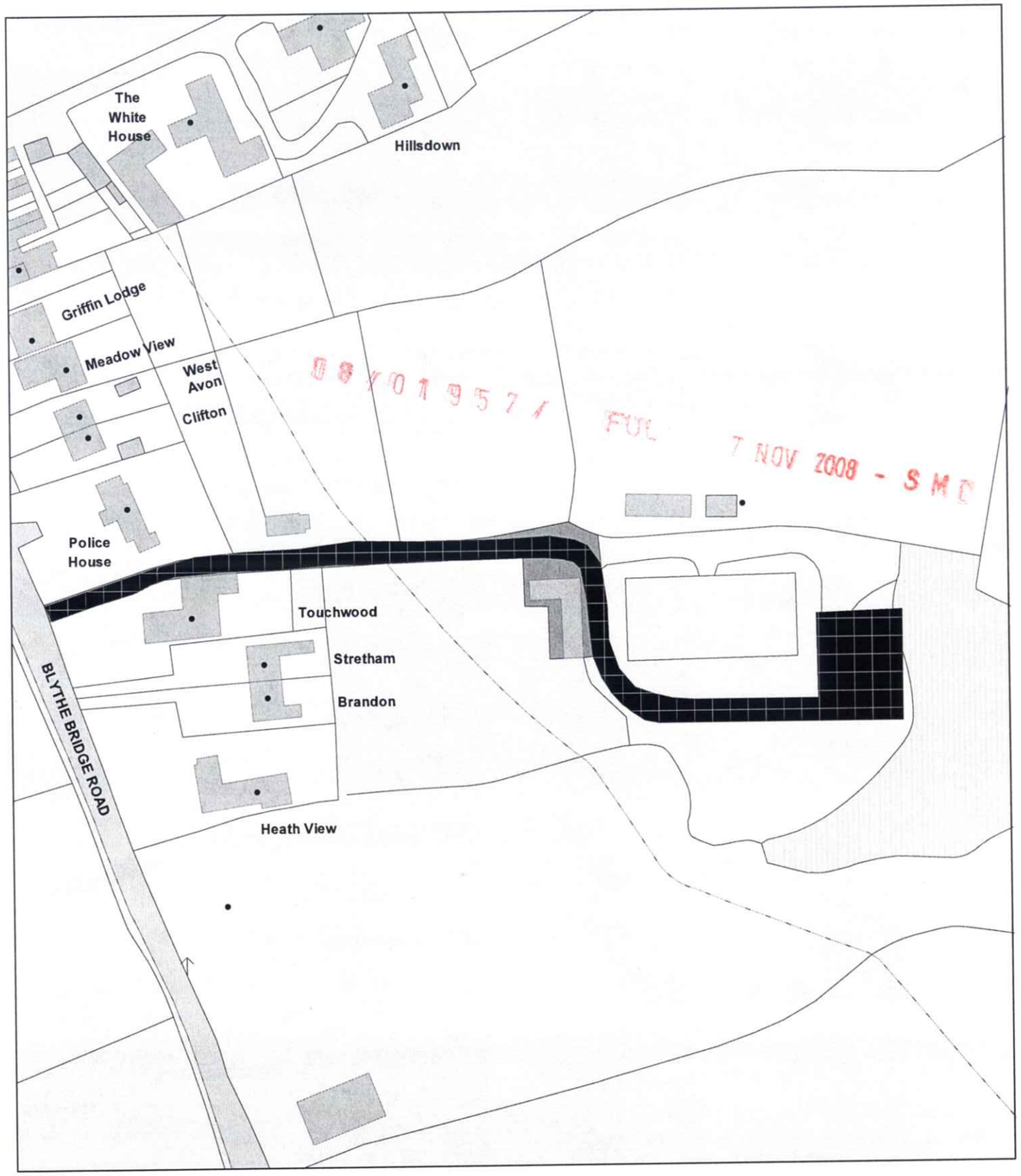
Economic context:
Again, the application provides limited, albeit significant economic benefit. The proposed building will however prolong the effective life-span of the equipment which is currently stored outdoors, and this will in turn lead to a reduced need for capital replacement of machinery and equipment. As such, the proposals are considered to be a much needed investment in order to improve the working environment within the smallholding.

Wildlife Assessment:
The area for construction is within an area of the smallholding which is predominantly overgrown, and appears to offer limited scope for habitation. All existing trees in the immediate vicinity of the site are to remain, and any ground nesting species will have ample opportunity for continued nesting in the immediate surroundings. There is no existing wildlife nesting in the work area, as the areas is regularly subjected to trafficking in the movement of tractors and the like. As such, no protected species or other wildlife, flora or fauna, would be adversely affected by the provision of this much needed facility.

Vehicular/pedestrian access:
The site will be accessed via the existing metalled track running from the adopted highway. to the rear of the existing stable buildings. and finally by the existing unmade access track running along the southern edge of the ménage The proposals do not seek to – nor is it necessary to – make any alterations to the existing access arrangements.

Summary:
The proposals make a sensible use of an area of the subject site which will allow the applicants to form a modest scale implement storage building which, by nature of it being undercover will allow for an improved working strategy in terms of storage and maintenance tasks.
The application therefore provides suitable accommodation. and will comply with the aspirations of local and national planning policy.

Reference:	08/01957FUL Caverswall

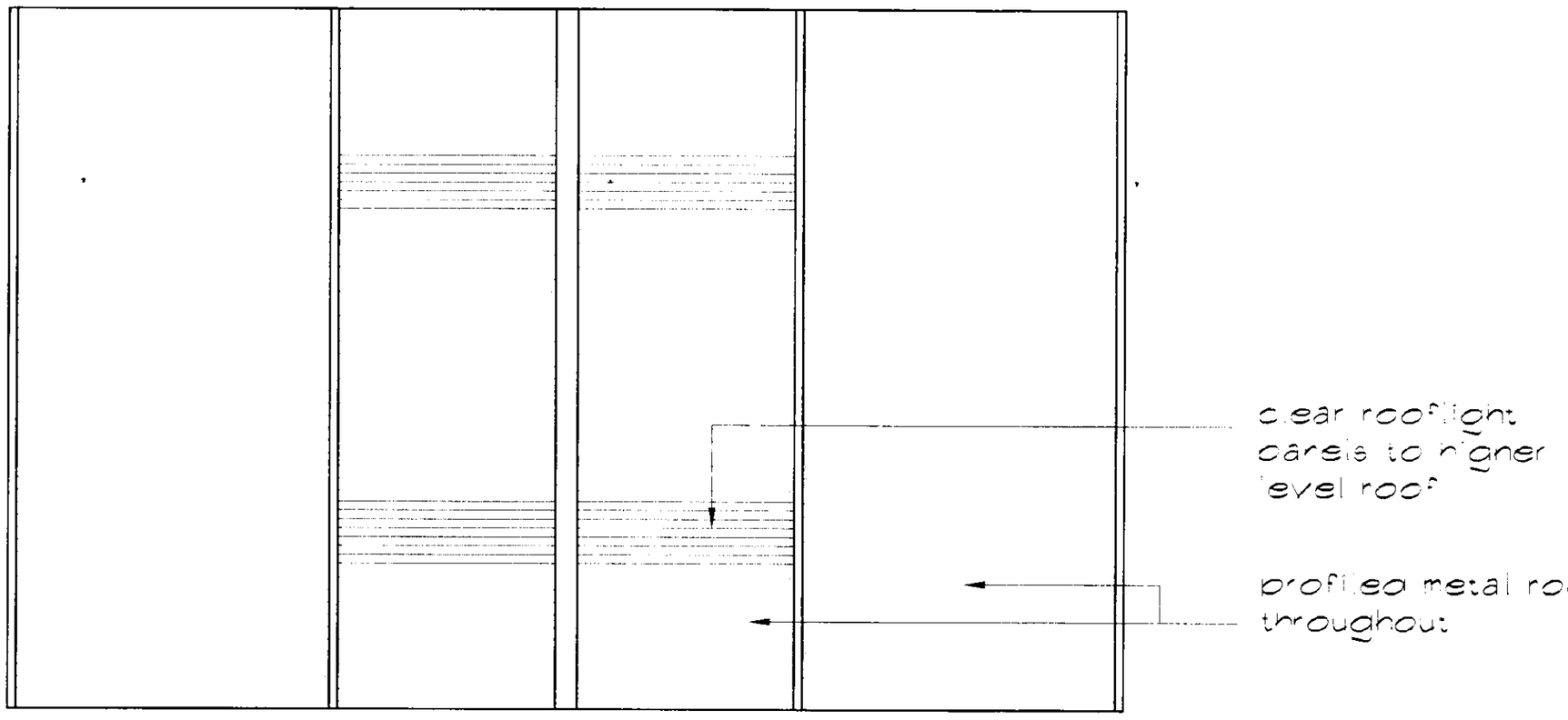


Scale : 1:1250

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Organisation	SMDC
Department	PLANNING
Description	Not Set



Roof Level Plan

revisions

Athena Architectural Services Ltd.
St.Albans House St.Albans Road Stafford ST16 3DP
Telephone: 01785 253776 Facsimile: 05601 159965 E-Mail. info@athena1st.com

• planning & building regulations consultants • building & land surveyors •
• architectural technicians • CAD services •

PROJECT
Proposed Implement Storage Building
"Touchwood", Blythe Bridge Road
Caverswall, Stoke-on-Trent
ST11 9EA

DRAWING
Roof Level Plan

CLIENT
Mrs J. Rhodes

SCALE 1:50

DATE 20/11/08

DRG. No. 08534.102 REVISION - DRAWN SLB CHECKED SB