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

17 JUN
PASSED TO
FILE

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.

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:	
First name:	
Last name:	
Company (optional):	YE OLDE STAR INN
Unit:	
House number:	
House suffix:	
House name:	
Address 1:	STARBANK
Address 2:	COTTON
Address 3:	
Town:	STOKE ON TRENT
County:	STAFFORDSHIRE
Country:	
Postcode:	ST10 3DW

2. Agent Name and Address

Title:	Miss
First name:	RONAYA
Last name:	GEDAL
Company (optional):	ARCHITECT LT
Unit:	21
House number:	
House suffix:	
House name:	
Address 1:	RALLI COURT
Address 2:	WEST RIVERSIDE
Address 3:	
Town:	MANCHESTER
County:	
Country:	
Postcode:	M3 5FT

3. Description of the Proposal

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

SINGLE STOREY GLAZED PITCHED ROOF EXTENSION TO REAR

RE-ROOF TWO SECTIONS TO INCLUDE ROOF LIGHTS TO REAR

NEW STAIRCASE WITH NEW PITCHED ROOF ABOVE STAIRCASE

08/01095 [illegible] 17 JUN 2008 [illegible]

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)

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	STONEWORK	STONEWORK TO MATCH EXISTING	☐	☐	
Roof	ROOF TILES	ROOF TILES TO MATCH EXISTING	☐	☐	
Windows	-PAINTED TIMBER FRAMES - GLAZING SET INTO STONE WITH STONE LINTELS	- TIMBER FRAME SET INTO STONE TO MATCH EXISTING - EXTENSION - OAK FRAME	☐	☐	
Doors	PAINTED TIMBER	SOLID, TRADITIONAL STYLE TIMBER DOOR IN EXTENSION TO MATCH GLAZING FRAME	☐	☐	
Boundary treatments (e.g. fences, walls)			☑	☐	
Vehicle access and hard-standing			☑	☐	
Lighting			☑	☐	
Others (please specify)			☑	☐	

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:

F 1302 / 01 REV E
F 1302 / 02 REV E
F 1302 / 05 REV E

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		N/A	
Disability spaces			
Cycle spaces		AS EXISTING	
Other (e.g. Bus)			
Other (e.g. Bus)			

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) =*							

N/A

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):

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:

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)	☐	N/A	
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.

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)

Ammonia (tonnes)

Bromine (tonnes)

Chlorine (tonnes)

Ethylene oxide (tonnes)

Hydrogen cyanide (tonnes)

Liquid oxygen (tonnes)

Liquid petroleum gas (tonnes)

Phosgene (tonnes)

Sulphur dioxide (tonnes)

Flour (tonnes)

Refined white sugar (tonnes)

Other:

Amount (tonnes):

Other:

Amount (tonnes):

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:

Date (DD/MM/YYYY): 16/6/08

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.

3 copies of a completed and dated application form: ☐

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 other plans and drawings or information necessary to describe the subject of the application: ☐

The correct fee: ☐

3 copies of a design and access statement: ☐

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:

Date (DD/MM/YYYY): 16/6/08 (date cannot be pre-application)

Revised Design & Access Statement
Ye Olde Star Inn
Starbank, Cotton, Stoke-on-Trent, ST10 3DW

Use & Amount

Ye Olde Star Inn is a popular pub that began as a 16th century inn, the proposal for this pituresque public house is the addition of a glazed conservatory style extension. After discussion with the planning department it was decided that there are to be no changes to the front elevation to. The extension to the rear elevation replaces a rundown lean-to extension with a glazed room measuring 16 m sq leading from the bar area that will have views onto the landscaped garden.

The bar area will be refurbished so that the entire pub feels connected and the roofs replaced to include for sky lights to improve the provision of natural light with in the pub itself. The staircase will change position and a new roof space above the staircase will be created.

Layout

The conservatory extension to the rear again improves the continuity of the rear elevation and fits in alignment with an existing wall. The existing and run down lean to extension will be demolished to create a better-shaped rear garden area and allow for the shape of the new extension. The glazed element allows for seating within and views out to the garden for customers enjoying a meal or a drink. This extension is reached through a set of double doors from the main bar area.

A new staircase to the toilets on first floor level will be installed to improve access and movement. The existed slanted roof at this position will be replaced with a pitched roof to allow standing space.

08/01095

Scale

The scale of the proposal is very in keeping with the existing buildings. The extension is single storey so as to ensure the main building maintains is aesthetic strength and the extension is seen as a gentle addition.

The glazing in the new space view directly out to the gardens, the view is framed by floor to ceiling windows, the glazing introduces light in the space whilst animating the façade. The scaling of the window panels reflects the rhythm of existing windows throughout the property.

Landscaping

The areas left open after demolition of existing extension will be landscaped to match existing ground coverings and provide a sense of continuity

Appearance

The extension is to be a delicate addition to the building, the frames are made from soft oak and pins are visible at the joins. The Oak frame holds approx. 1.5m high panes of glass 0.7m in diameter, which we feel, will be complementary to the existing fabric of the building. The panes of glass are balanced by the traditional construction method and result in an addition that causes minimal visual intrusion. The main double door that leads out into the garden space is a solid and traditional style timber door. The roof of the conservatory is to be pitched roof to match the style of the exiting structure.

The roof area above the stairs is to be made of stone to match existing stonework with roof tiling to match the existing roof tile of the building.

New roof lights will now only appear on the rear side of the roof so as not to be visible from the street.

Access

Access at the main entrance point is as existing.



Site Location Plan 1:1250

Ye Olde Star Inn, Starbank, Cotton, ST10 3DW