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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: Meerbrook Road
Rushton Spencer

Town/City: Macclesfield
County: Cheshire
Country: England
Postcode: SK11 0RD

	Country Code	National Number	Extension Number
Telephone number:		01260 226203	
Mobile number:			
Fax number:			

Email address:

08/0 2056/FUL 22 DEC 2008 - SM

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Ian | Surname: Ankers

Company name:

Street address:

Ryecroft Farm

Town/City: Macclesfield
County: Cheshire
Country: United Kingdom
Postcode: SK11 0RP

	Country Code	National Number	Extension Number
Telephone number:		01260 226482	
Mobile number:			
Fax number:			

Email address: iankers@tesco.net

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion and extension of buildings to form new office and ancillary accomodation

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

4. Site Address Details

5. Pre-application Advice

6. Pedestrian and Vehicle Access, Roads and Rights of Way

7. Waste Storage and Collection

8. Neighbour and Community Consultation

9. Council Employee / Member

10. Materials

Walls - description

Roof - description

Windows - description

10. Materials (continued)

11. Vehicle Parking

12. Foul Sewage

[ ]
[X]

13. Assessment of Flood Risk

[ ] [ ] [ ]
[X] [ ]

14. Biodiversity and Geological Conservation

15. Existing Use

Please describe the current use of the site:

Agricultural, wedding functions and tourist accomodation

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)
B1 (a)	Office (other than A2)			76.0	76.0
C1	Hotels and halls of residence			27.0	27.0
D2	Assembly and leisure		38.0	147.0	109.0
	Total	0.0	38.0	250.0	212.0

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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
C1	Hotels	0	1	1

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	3	3	0
Proposed employees	3	3	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
B1A							☒
C1							☒
D2							☒

22. Site Area

What is the site area? 01.00 hectares

23. Industrial or Commercial Processes and Machinery

24. Hazardous Substances

25. Site Visit

26. Certificates (Certificate A)

26. Certificates (Agricultural Holdings Certificate)

27. Declaration

HEATON HOUSE FARM : OFFICE AND AMENITY BLOCK

DESIGN AND ACCESS STATEMENT

Consent was granted in October 2007 (Application No. 07/1949P) for a similar building in this location for use in connection with the established Wedding Function Business. Operational requirements have now changed slightly and the opportunity has arisen for the conversion of some of the existing outbuildings; a modified scheme has therefore been developed. The roof height of the previous scheme was constrained by the desire to maintain views across the top of the new building from an existing first floor window and this resulted in a low-pitched metal-decked roof. The revised scheme has resulted in a smaller extension which des not compromise the views to the same extent; this has allowed us to extend using traditional tiled roofs which we consider to be an improvement.

The extension occupies the site of the existing toilet block (currently inadequate and to be demolished) and two agricultural sheds which are redundant and in a poor state due to storm damage.

A new reception is being created within the existing outbuildings (formerly a workshop) at the natural arrival point for visitors and accessed from the main car park. This is closely linked to the new office and adjacent to the main entrance to the Wedding Barn. The new facilities within the extension include toilets (including a new disabled facility), stores (including attic storage), cloaks areas and a multi-function room (the 'bridal room'). In addition a new guest bedroom is being incorporated; there are currently no ground floor bedrooms suitable for disabled use. All areas will be wheelchair accessible with ramps incorporated at any minor changes in level.

Discrete courtyards have been created for laundry drying and for smoking. It is proposed to provide lightweight roofs over these areas constructed of profiled translucent sheeting on a light steel frame.

External walls are generally proposed as indigenous pink sandstone to match the existing complete with stone quoins, lintols, voussoirs, cills, parapets and kneelers as appropriate and as shown on the drawings. Walls within courtyards, including the east elevation facing the foyer, are proposed in render. Roof tiling is proposed as traditional Staffordshire blue clay tiles (reclaimed).

Low carbon technologies are being considered for the space and water heating: underfloor heating will be installed initially with the facility for a later connection to a biomass boiler fuelled by locally-produced woodchip. Space is provided for the new boiler together with external space (within the drying yard) for the fuel store and automatic feeder.

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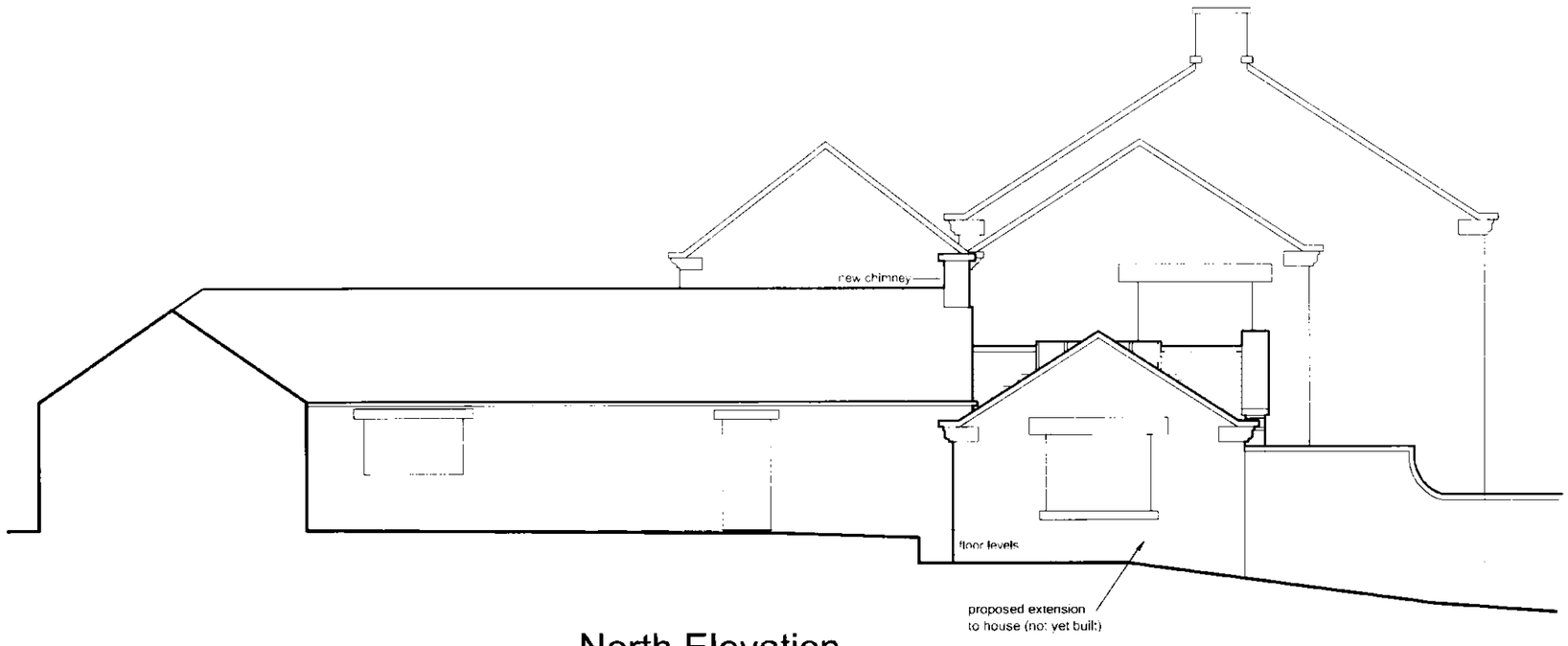
IA/CC
28/09/07

IA/HHF/16.12.08

Revisions



South Elevation (to courtyard)

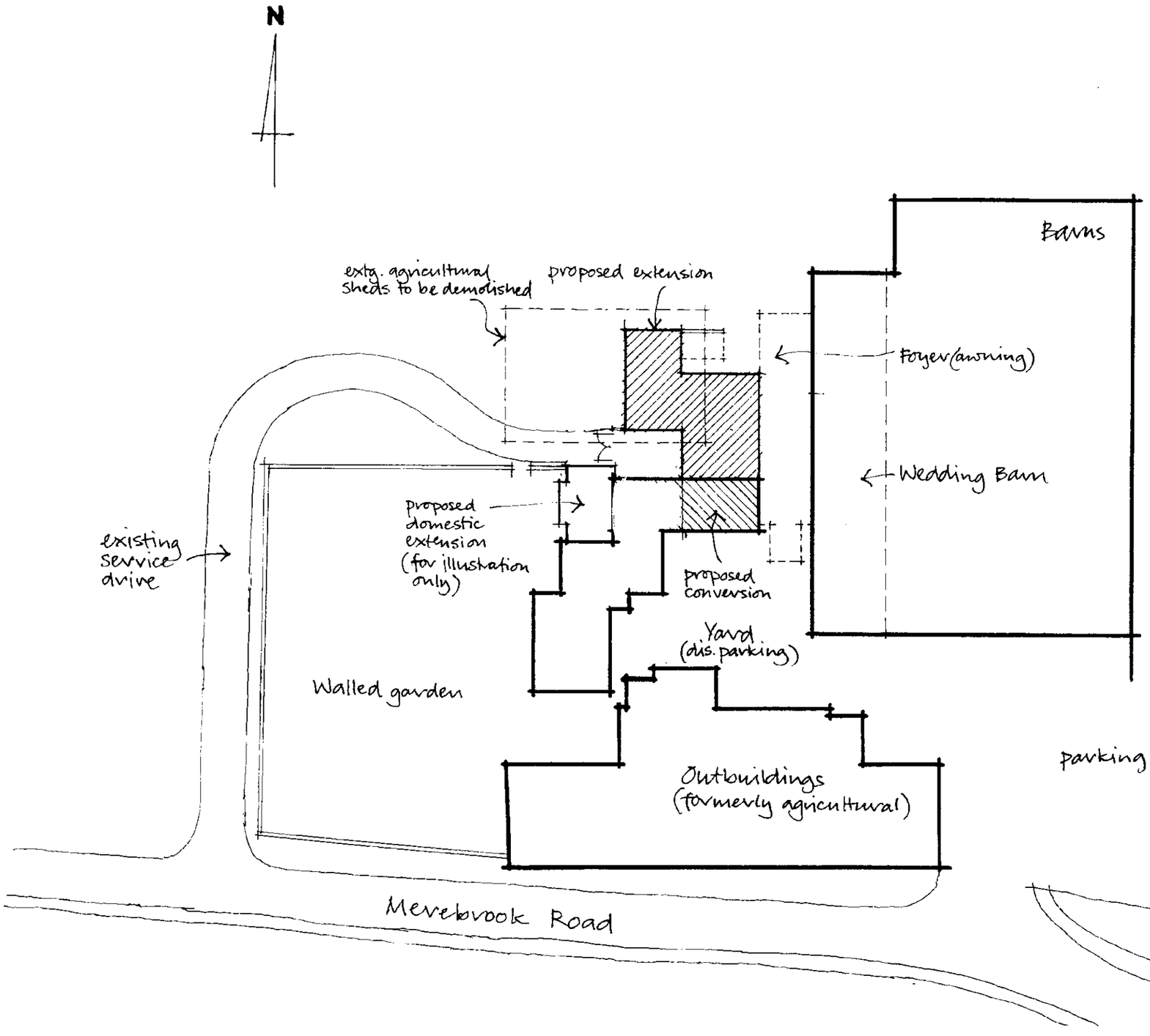


North Elevation

0 1 2 3 4 5m

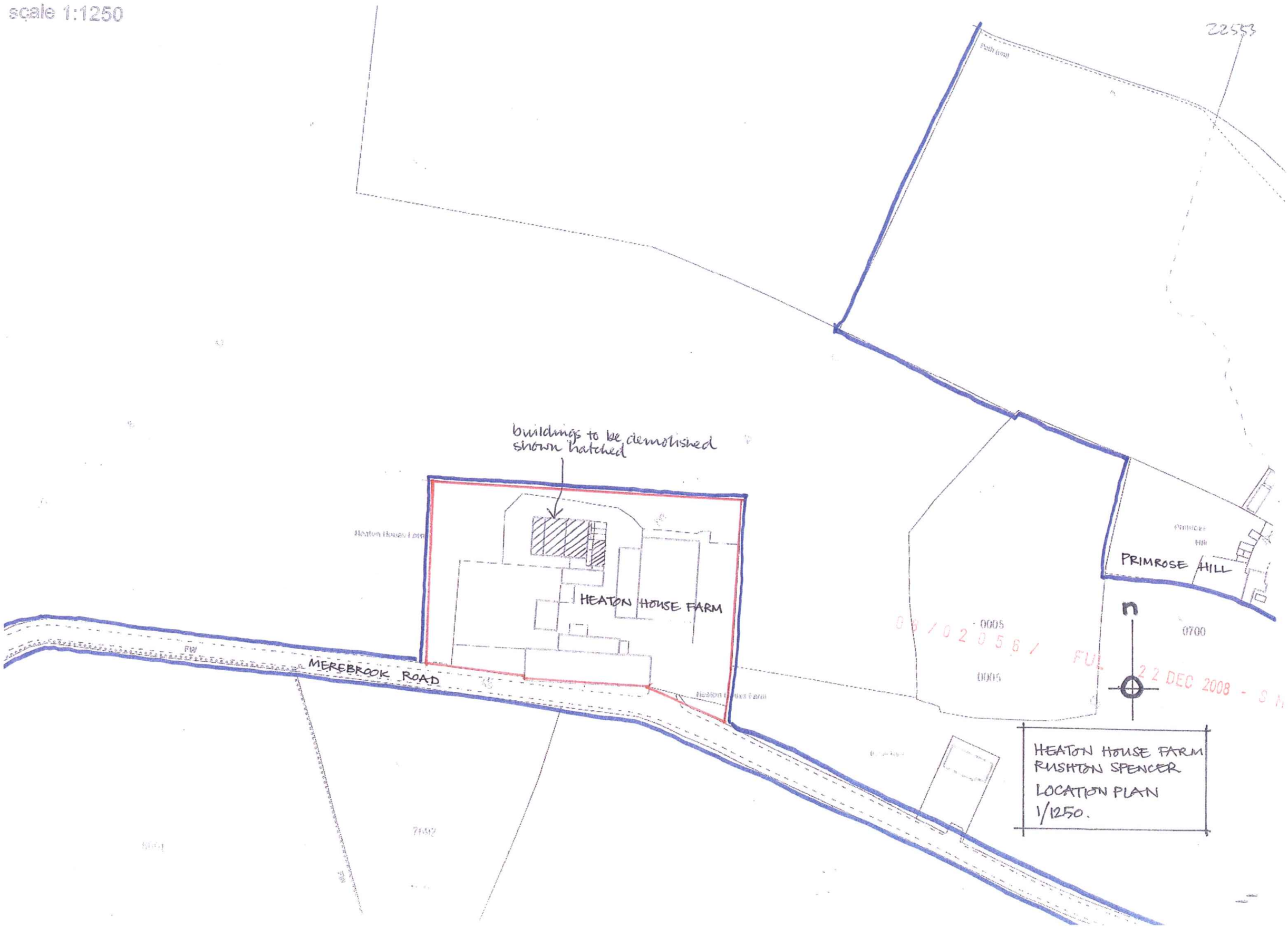
Heaton House Farm Rushton Spencer
Proposed Office and Ancillary Block

title	date	scale	dwg. no.	rev.
Elevations as Existing	25.11.08	1/100 @A3	HHF 18	.



Heaton House Farm Rushton Spencer
Proposed Office and Ancillary Block

title	date	scale	dwg. no.	rev.
Site Plan	17.12.08	1/500 @A3	HHF 19	.


scale 1:1250
22553
buildings to be demolished shown hatched
HEATON HOUSE FARM
MEREBROOK ROAD
PRIMROSE HILL
0005
0700
0005
n
08/02056/ FUL 22 DEC 2008 - S N
HEATON HOUSE FARM
RUSHTON SPENCER
LOCATION PLAN
1/1250.

Revisions

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Foyer (awning)

Toilet Block

Garage

Woodstore/ Refuse Store

shower

Utility

wc

Proposed Family Room (not yet built)

Kitchen

House

0 1 2 3 4 5m

Heaton House Farm Rushton Spencer
Proposed Office and Ancillary Block

title	date	scale	dwg. no.	rev.
Plan as Existing	25.11.08	1/100 @A3	HHF 17	.

08/02056/FUL 22 DEC 2008 - SHC

Revisions

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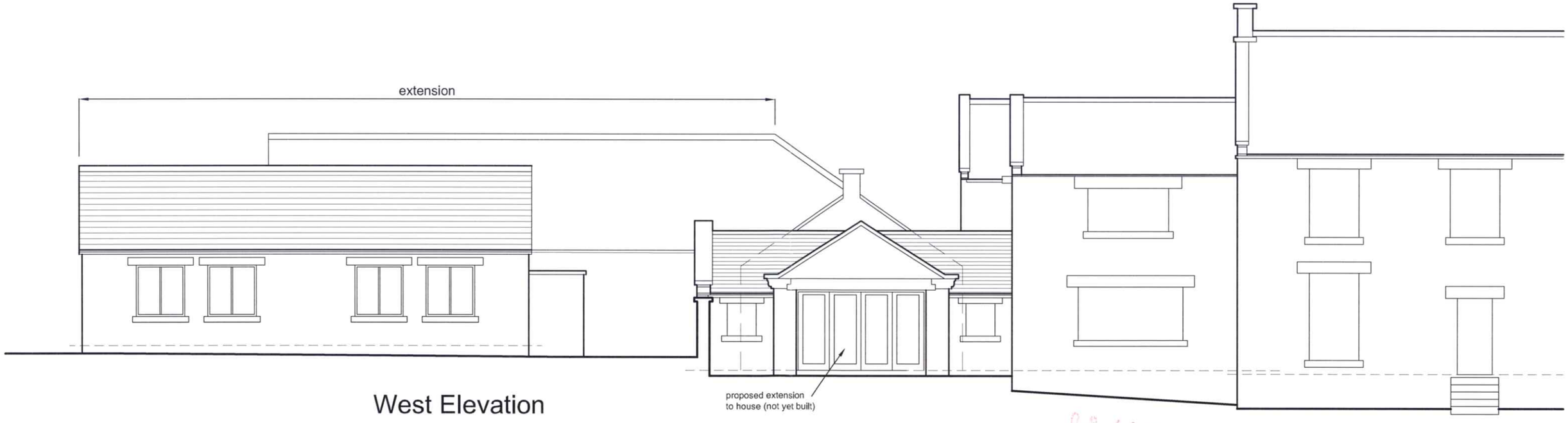
North Elevation

(smoking shelter wall omitted for clarity)



West Elevation

0 1 2 3 4 5m

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22 DEC 2008

Heaton House Farm Rushton Spencer
Proposed Office and Ancillary Block

title	date	scale	dwg. no.	rev.
Elevation Sheet 2	15.12.08	1/100 @A3	HHF 16	.

line of existing building to be demolished

roof glazing over this area of corridor

Gents

cloaks

Ladies

Mother & baby

Dis. WC

Kitchen/Prep/Store

Reception

structural posts and beams

smoking shelter

(lightweight structure with profiled translucent roof)

cloaks

Boiler

Cleaner

up to loft storage

Office

f.e.

shelter wall

ensuite

Bridal Room

Bedroom

Drying Yard

(lightweight structure with profiled translucent roof)

Woodstore/Refuse Store

shower

Utility

Laundry

wc

1800h close-boarded timber gates

Proposed Family Room (not yet built)

Kitchen

0 1 2 3 4 5m

Revisions

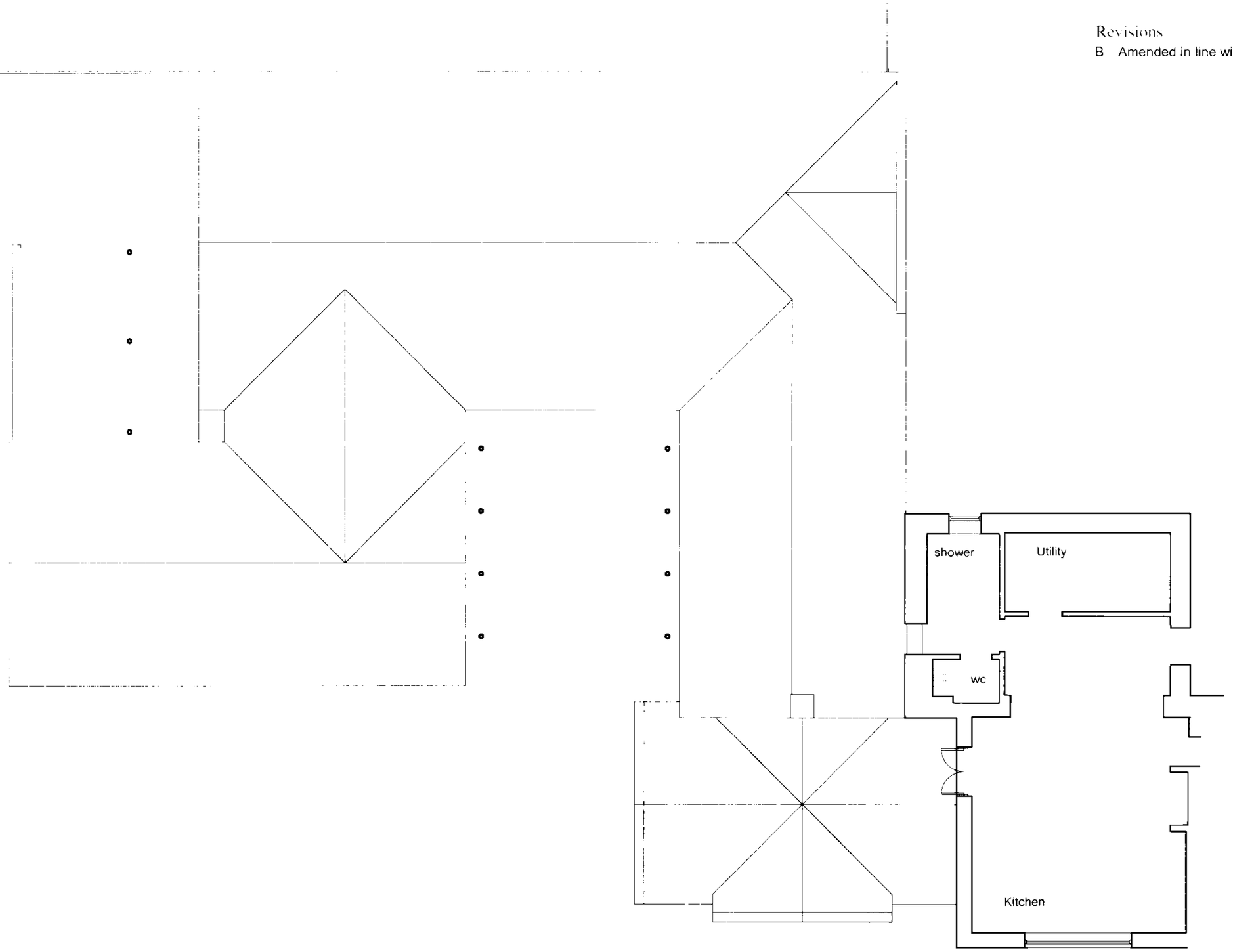
B	Window added to Accounts: stairs to loft storage added: double doors added to foyer opening	11.12.08
C	Laundry yard enlarged; fenestration rev; office rev:	15.12.08
D	Laundry yard gates added: door out to laundry yard added	15.12.08

Heaton House Farm Rushton Spencer
Proposed Office and Ancillary Block

title	date	scale	dwg. no.	rev.
Plan as Proposed	25.11.08	1/100 @A3	HHF 10	D

Revisions

B Amended in line with final plan 17.12.08



0 1 2 3 4 5m

Heaton House Farm Rushton Spencer
Proposed Office and Ancillary Block

title	date	scale	dwg. no.	rev.
Roof Plan as Proposed	27.11.08	1/100@A3	HHF 11	B

Revisions

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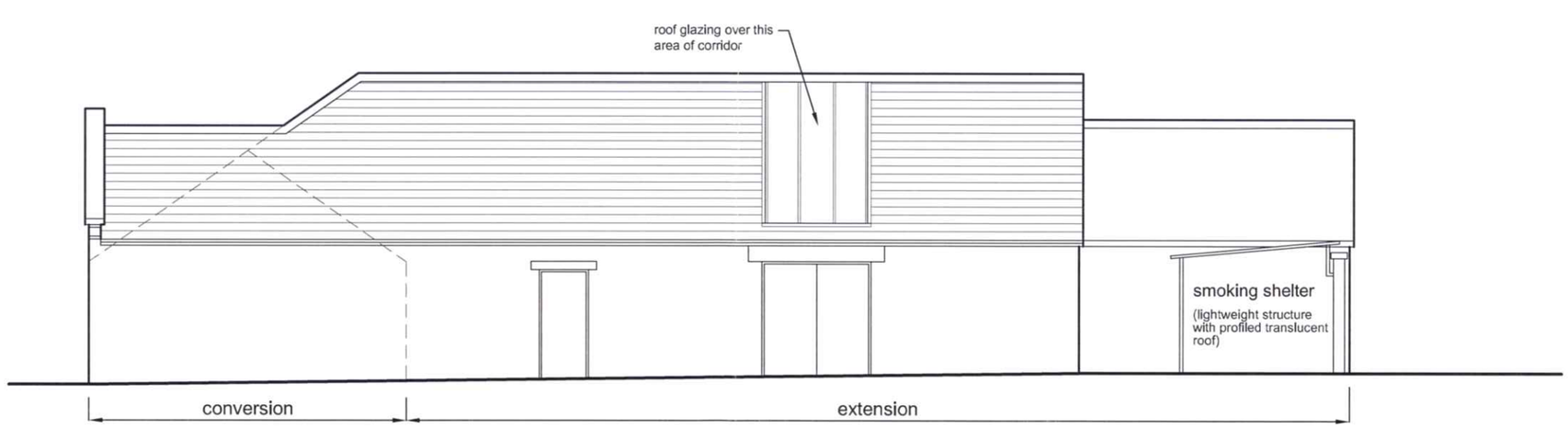
South Elevation (to courtyard)



East Elevation (to foyer)

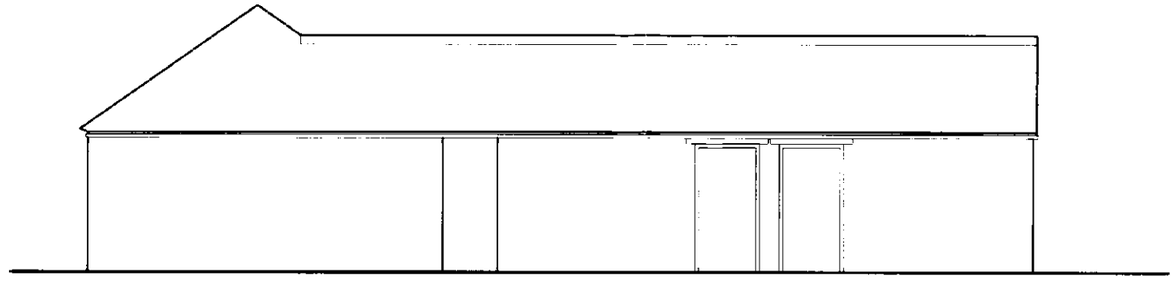
03/02056/FUL 22 DEC 2008 SHDC

0 1 2 3 4 5m

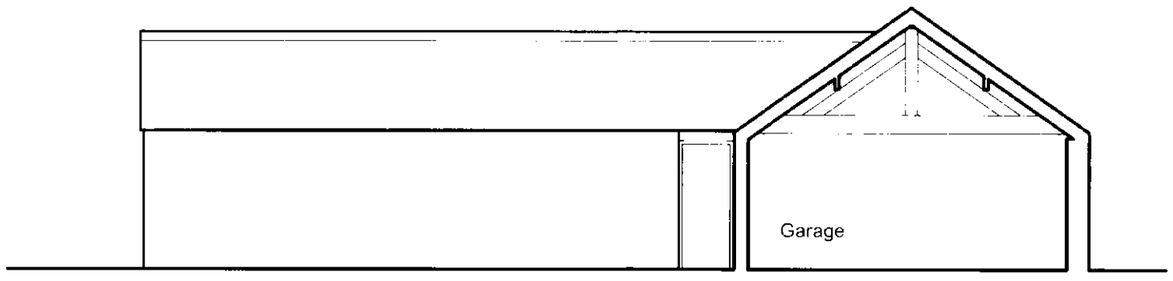
Heaton House Farm Rushton Spencer
Proposed Office and Ancillary Block

title	date	scale	dwg. no.	rev.
Elevation Sheet 1	15.12.08	1/100 @A3	HHF 15	.

Revisions



West Elevation



East Elevation

0 1 2 3 4 5m

Heaton House Farm Rushton Spencer
Proposed Office and Ancillary Block

title	date	scale	dwg. no.	rev.
Elevations as Existing (Sheet 2)	05.01.09	1/100 @A3	HHF 20	.