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 prior notification of agricultural or forestry development - proposed building.

Town and Country Planning General Permitted Development Order 1995

Schedule 2, parts 6 & 7

08/01813/PNOT_1 11 OCT 2008 - SMD Part 1.

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:	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. 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

4. The Proposed Building

Please indicate which of the following are involved in your proposal:

☑ A new building ☐ An extension ☐ An alteration

Please describe the type of building: IMPLEMENT SHED/STORE

Please state the dimensions:

Length	9.6	metres
Height to eaves	3.6	metres
Breadth	6.0	metres
Height to ridge	4.3	metres

Please describe the walls and the roof materials and colours:

Walls - Materials:	METAL CLADDING
Walls - External colour:	BS 10 C 31
Roof - Materials:	METAL CLADDING
Roof - External colour:	BS 10 C 31

Has an agricultural building been constructed on this unit within the last two years? ☐ Yes ☑ No

If Yes:	What is the overall ground area:	metres^2
	What is its distance from the proposed new building:	metres

Would the proposed building be used to house livestock, slurry or sewage sludge? ☐ Yes ☑ No

If Yes will the building be more than 400 metres from the nearest house excluding the farmhouse? ☐ Yes ☑ No

Would the floor area of the building exceed 465 square metres? ☐ Yes ☑ No

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last 2 years? ☐ Yes ☑ No

5. Agricultural and Forestry Developments

What is the area of the proposed agricultural unit? 57.6 Square metres/~~Hectares~~ (delete as appropriate).

What is the area of the parcel of land where the development is to be located? Please tick only one box:

☑ 1 hectare or more ☐ Less than 1 hectare but at least 0.4 hectare ☐ Less than 0.4 hectare

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business? Years: 5 Months: 2

Is the proposed development reasonably necessary for the purposes of agriculture? ☑ Yes ☐ No

If Yes, please explain why:

TO STORE IMPLEMENTS CURRENTLY STORED OUTDOORS

Is the proposed development designed for the purposes of agriculture? ☑ Yes ☐ No

If Yes, please explain why:

THE NATURE OF THE BUILDING IS FUNCTIONAL IN DESIGN/LAYOUT.

Does the proposed development involve any alteration to a dwelling? ☐ Yes ☑ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road? ☑ Yes ☐ No

Is the proposed development within 3 kilometres of an aerodrome? ☐ Yes ☑ No

What is the height of the proposed development? 4.3 metres ☐ Not applicable

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve? ☐ Yes ☑ No

If Yes please provide details:

/

6. 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.

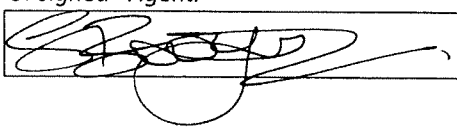
The original and 3 copies of a completed and dated application form: ☑ The correct fee: ☑

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

7. 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): 19/09/2008 (date cannot be pre-application)

8. 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):

9. 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

10. 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:

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

08/01819/ 14 OCT 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.