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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name: New Hayden Pumps Ltd

Street address: New Hayden Pumps Ltd
Draycott Cross Road
Cheadle
Town/City: Stoke-on-Trent
County:
Country:
Postcode: ST10 2NW

	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: Mr | First Name: Jon | Surname: Bennett

Company name: KAD Architectural Design & Surveying

Street address: 60
Pacific Road
Trentham
Town/City: Stoke-on-Trent
County: Staffordshire
Country: England
Postcode: ST4 8UD

	Country Code	National Number	Extension Number
Telephone number:	01782	659733	
Mobile number:	07974	243439	
Fax number:	01782	659733	

Email address: kerry@kadarchitectural.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
porta cabin for use as a canteen

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

08/01387/ 30 OCT 2008 - SMD

4. Site Address Details

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

House: 0 Suffix:

House name: New Haden Works

Street address: Draycott Cross Road

Cheadle

Town/City: STOKE-ON-TRENT

County:

Postcode: ST10 2NW

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

Easting: 399651

Northing: 342650

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:

various buildings of brickwork, timber

Description of *proposed* materials and finishes:

purpose built porta cabin with a rendered finish

Roof - description:

Description of *existing* materials and finishes:

arious, corrugated roofing sheets, tiles, felted flat

escription of *proposed* materials and finishes:

elted flat roof

Windows - description:

escription of *existing* materials and finishes:

arious, UPVC, Timber, steel

escription of *proposed* materials and finishes:

PVC

10. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

Various, timber, UPVC, steel

Description of *proposed* materials and finishes:

UPVC

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:

1197/08/03

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
Cars	30	30	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Existing System

Are you proposing to connect to the existing drainage system? (•) Yes ( ) No ( ) Unknown

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

1197/08/03

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

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:

commercial

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)
B2	General industrial	0.0		28.0	28.0
	Total	0.0	0.0	28.0	28.0

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
B2							☒

22. Site Area

What is the site area? 01.80 hectares

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:

Porta cabin will be used as a canteen - welfare facility for employees

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: Mr First name: Les Surname: Manning

Person role: Applicant Declaration date: 28/10/2008 ☒ 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: Mr First Name: Les Surname: Manning

Person role: Applicant Declaration date: 28/10/2008 ☒ 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 28/10/2008

Design & Access Statement

New Haden Pumps Ltd
Draycott Cross Road
Cheadle
Stoke-On-Trent
ST10 2NW

Proposed Porta Cabins at
New Haden Pumps Ltd,
Draycott Cross Road, Cheadle, Stoke-On-Trent. ST10 2NW

This statement has been prepared to support the proposed porta cabin at the above site.

It takes account of the advise set out in DCLG Circular 01/2006, 'Guidance on Changes to the Development Control System'. It has also taken account of the CABE publication, 'Design and Access Statements – how to write, read and use them'.

Both documents indicate the issues to be addressed, these being **amount** of development, **layout** of buildings, **scale** of buildings, **landscaping** and **appearance** and **access:** the CABE document also makes reference to **use**: all matters are addressed in the statement.

It is worth noting that the Circular (01/2006) that accompanies the requirements for Design and Access Statements. Paragraph 62 of the Circular (01/2006) that accompanies the requirements for Design and Access Statements is clear insofar as they will vary according to the type and scale of the development to which they will support.

On that basis, and given that the attached planning application is for a relatively simple form of development through a pre-fabricated porta cabin and other associated external, the following statement will be relative in terms of detail of assessment.

The following statement will identify the key principles considered in terms of layout and design, as well as referencing and commenting in relation to access to the property and the proposed development.

08/01387/

Assessment
The application site is an existing commercial site with various buildings varying in forms of construction and individual uses associated with the companies business. The surrounding area is a predominantly of commercial use, with the residential and other local amenities found on the A521.

The immediate area around the premises is, as stated above, predominantly of commercial use. The premises are a long established and respected company and the management currently have good relations with all the surrounding businesses and local residents.

The site is fronting Draycott Cross Road, off which access is also gained, and comprises of various buildings of differing sizes and heights. The site falls from Draycott Cross Road towards the A521.
There is little building stock of architectural merit in the immediate area, mostly being commercial premises differing in forms of construction. The applicant is seeking to provide improved canteen facilities for the workforce on the site, the existing canteen and toilet facilities are somewhat dated.
The proposed porta cabin is to be sited away from the highway behind existing buildings and is therefore not visible from the main highway.

Amount of Development
A planning application has been submitted to provide a porta cabin as a replacement of the existing facilities. The proposal does not significantly alter the general massing of the site, but rather aims to give a more efficient use of the facilities it intends to provide. The existing buildings are not listed and are not situated within a conservation area. The proposed porta cabin is 'temporary' and it is the Companies intention to demolish the existing canteen and toilet facilities with a view to providing traditionally built facilities in the foreseeable future. (a separate application will be provided in due course).

Layout
The proposed porta cabin is to be sited away from the highway behind existing buildings and is therefore not visible from the main highway.

Scale
The porta cabin will be approximately 9200 mm x 3100 mm x 3000 mm high. The walls will be a painted rendered finish, coloured upvc windows and a felted flat roof. All proposals are generally in line and proportional to the existing building.

Landscaping
There is no landscaping to the existing site and there is no landscaping proposed, and has therefore not been given any consideration.

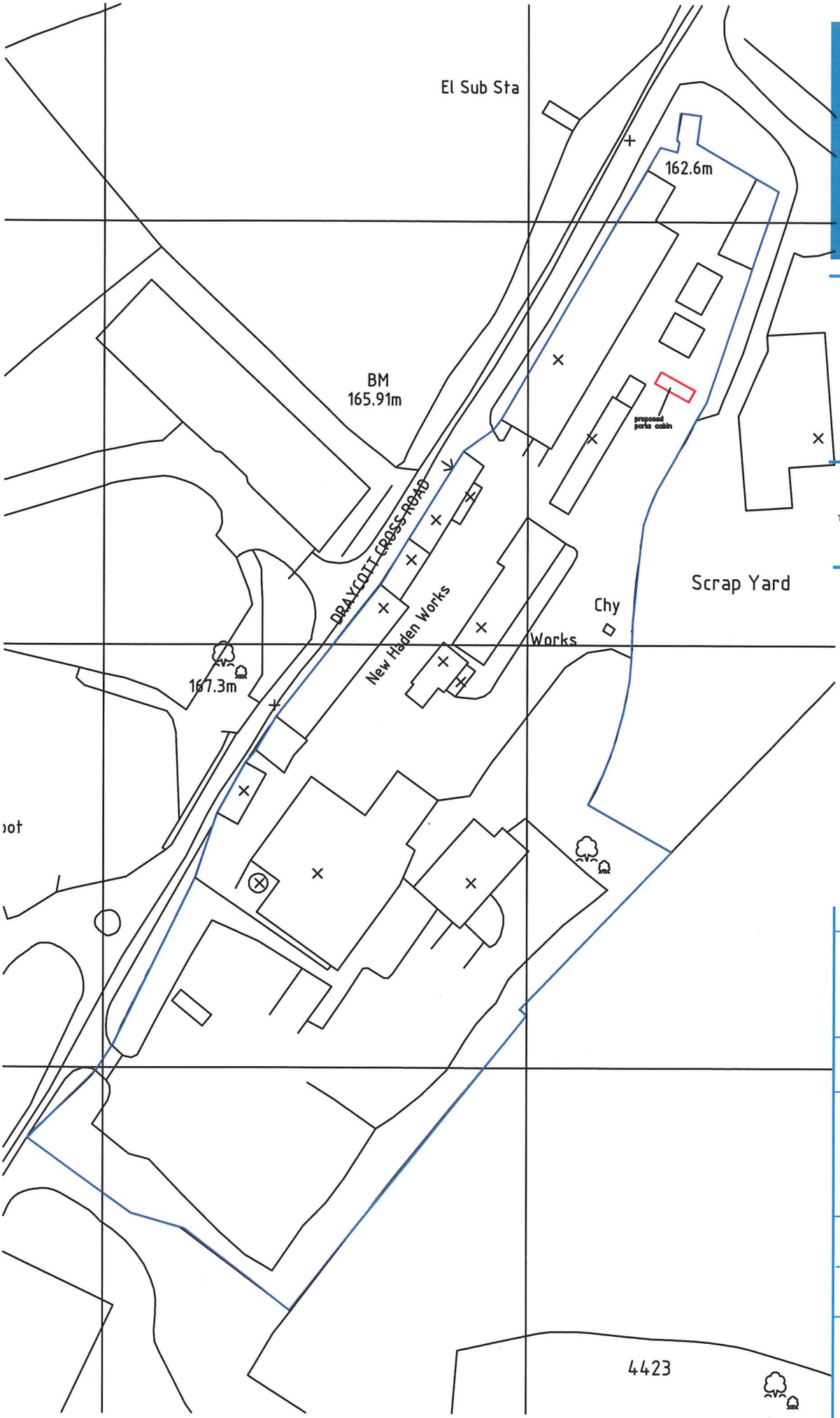
Appearance
The proposed porta cabin is not an architectural structure but a practical solution enabling the applicant to provide improved canteen facilities for the workforce on the site, the existing canteen and toilet facilities are somewhat dated.

Access
The proposals ensure that all users will have an equal and convenient access to the building.

Access from the existing transport network is not relevant to this consideration.

There will be no alterations to the existing vehicular access and therefore as not been given consideration.

08/01087/
OCT 2008 - SMD



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KAD
ARCHITECTURAL DESIGN & SURVEYING SERVICES

60 Pacific Road
Trentham
Stoke-On-Trent
Staffordshire
ST4 8UD

tel/fax : 01782 659733

www.kadarchitectural.co.uk
jon@kadarchitectural.co.uk

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APPROX
NORTH

REVISIONS & PUBLICATION DATES

PROJECT NUMBER / DRAWING NUMBER
****/08/01

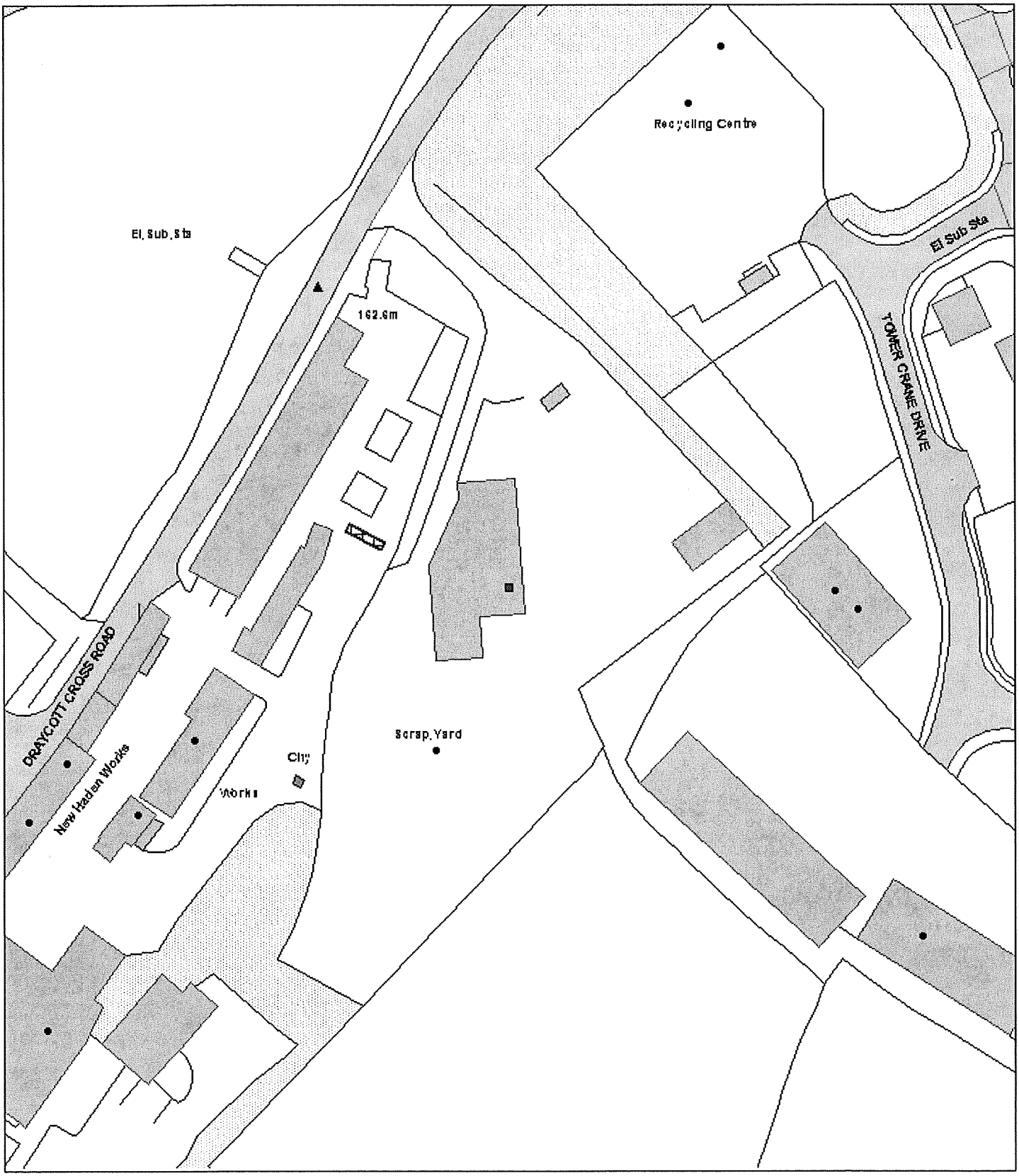
CLIENT
New Haden Pumps Ltd.
Draycott Cross Road
Cheadle
Staffordshire
ST10 2NW

DRAWING TITLE
Block Plan & Location Plan

SCALE :- **printed @ A4**
1:1250

PROJECT
Proposed Porta-cabin at
New Haden Pumps Ltd.
Draycott Cross Road
Cheadle
Staffordshire
ST10 2NW

Reference:	08/01887/FUL CHEADLE



Scale : 1:1250

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Organisation	SMDC
Department	Planning
Description	