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

PART (1)

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: Stone Bank Barn
Longsdon
Town/City: Stoke-on-Trent
County: Staffs
Country: England
Postcode: ST9 9QH

	Country Code	National Number	Extension Number
Telephone number:		01538381000	
Mobile number:		07976795455	
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: John | Surname: Keates

Company name: John Keates Design

Street address: Kenwood
Newcastle Road
Talke
Town/City: Stoke-on-Trent
County: Staffs
Country: England
Postcode: ST7 1UR

	Country Code	National Number	Extension Number
Telephone number:		01782771843	
Mobile number:		07944408853	
Fax number:			

Email address: johnkeates@btinternet.com

3. Description of the Proposal

Please describe the proposed development including any change of use:
change of use from derelict barn to agricultural stock shed

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

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4. Site Address Details

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

House: | Suffix:

House name: Stone Bank Barn

Street address: Leek Road

Longsdon

Town/City: STOKE-ON-TRENT

County:

Postcode: ST9 9QH

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

Easting: 395386

Northing: 354285

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:

n/a

Description of *proposed* materials and finishes:

concrete block (lower) and green coated steel sheeting (upper)

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

green coated steel sheeting

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

wooden windows

10. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

wooden doors

Boundary treatments - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

limestone crush

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Others - description:

Type of other material:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

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:

07-006-03 proposed layout
07-006-02 location layout
07-006-04 stock shed statement of case
design and access statement 07-006 2-4-09

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

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☒

Septic tank ☐ Cess pit ☐

Other

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

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

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14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

old derelict cart shed

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, gain or change of use 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)
A1	Net Tradable Area				
A2	Financial and professional services				0.0
A3	Restaurants and cafes				0.0
A4	Drinking estabishments				0.0
A5	Hot food takeaways				0.0
B1 (a)	Office (other than A2)				0.0
B1 (b)	Research and development				0.0
B1 (c)	Light industrial				0.0
B2	General industrial				0.0
B8	Storage or distribution				0.0
C1	Hotels and halls of residence				0.0

19. All Types of Development: Non-residential Floorspace (continued)

C2	Residential institutions				0.0
D1	Non-residential institutions				0.0
D2	Assembly and leisure				0.0
Other		55.0	55.0	144.0	89.0
Other			55.0		
	Total	55.0	55.0	144.0	89.0

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
C1	Hotels	0	0	0
C2	Residential institutions	0	0	0
Other		0	0	0
Other				

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

22. Site Area

What is the site area? 144 sq.metres

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:

not applicable

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: David Surname: Hulse

Person role: Applicant Declaration date: 02/04/2009 ☒ Declaration made

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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: ◉

Notice recipient	Date notice served

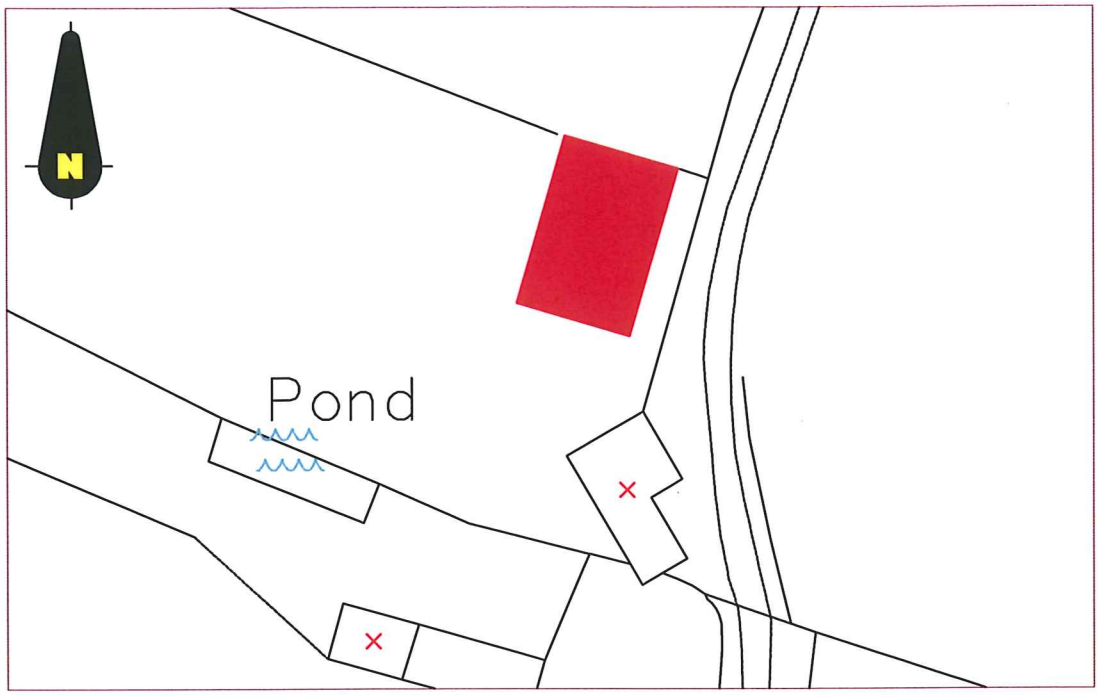
Title: Mr First Name: David Surname: Hulse

Person role: Applicant Declaration date: 02/04/2009 ☒ 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 02/04/2009



Block Plan 1:500

Location Plan 1:1250

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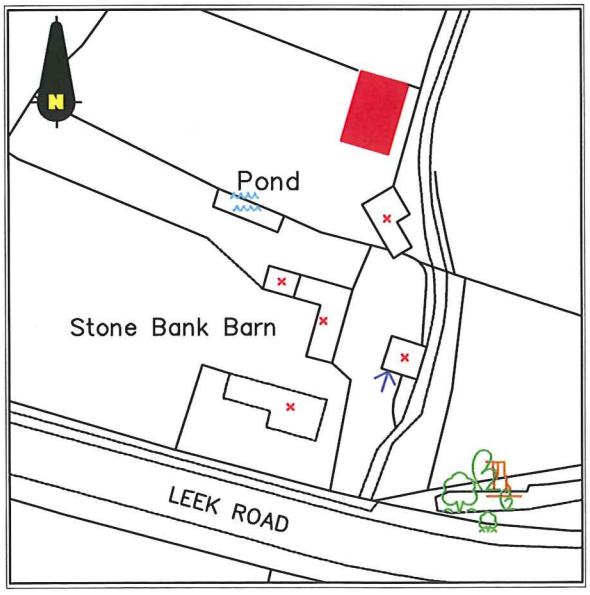
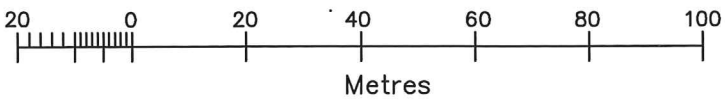
OS Sitemap™





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John Keates *design*

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TITLE: Location and Block Plans	PROJECT: Stock Shed at Stone Bank Barn, Longsdon	CLIENT: Mr. D. Hulse, Stone Bank Barn, Longsdon,	DATE: 2nd April 2009 SCALE: 1:500 & 1:1250 @ A4	DRG NO: 09-005-02

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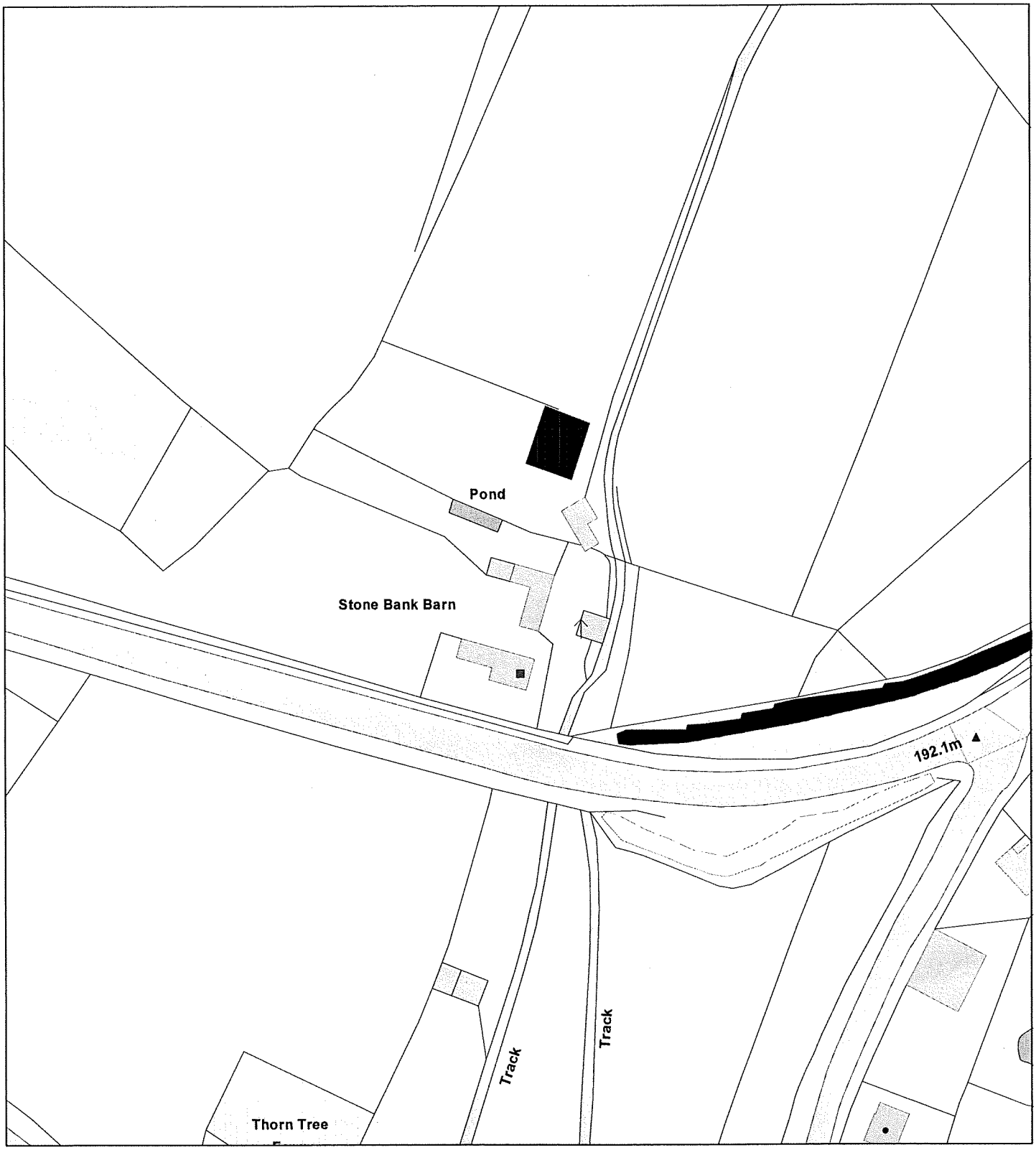
Reference:	09/00330/FUL Longsdon



Date	16 April 2009
Organisation	Not Set
Department	Not Set
Comments	Not Set

Scale : 1:1250

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MR D.T.HULSE
STONE BANK BARN
LEEK ROAD
LONGSDON
STOKE-ON-TRENT
ST9 9QH

DATE: - 2nd APRIL 2009
REF: - 08/00149/FUL

RE- TOWN AND COUNTRY PLANNING ACT 1990: REVISED APPLICATION FOR AGRICULTURAL STOCK SHED

LOCATION OF DEVELOPMENT
STONE BANK BARN , LEEK ROAD ,LONGSDON ,STOKE-ON-TRENT ,ST9 9QH

PREVIOUS APPLICATION REFERENCE
08/00149/FUL

DESCRIPTION OF DEVELOPMENT
AGRICULTURAL STOCK SHED

Please find a revised planning application regarding a planned development of an agricultural Stock shed . The following information relates to my agricultural activities at the above property and justifies the need for the proposed stock shed development .

1 -THE APPLICATION SITE
The application site covers and area extending to 7.29acres , and lies along the North side of Leek Road (A53) , at Longsdon . The site contains two stone buildings , one which has been converted to residential property , a Dutch barn and a steel outbuilding of no architectural merit .

2 - AGRICULTURAL PRACTICE ON SITE
We are currently undertaking ,on a small scale ,agricultural practice on site , this includes the keeping of cattle and the associated responsibilities . These responsibilities include the provision of winter housing for the stock , not only to provide shelter for the welfare of the animals but also to protect the landscape during the winter months .

3 - IMMEDIATE NEEDS
We currently have a stock level of 5 head of cattle , these are currently in a rented accommodation within the Moorlands area . This rented accommodation is an expense which in the current economic climate I would have to reduce to make this interest viable .This application to construct a steel framed building on site would able me to maintain a better standard of care for the animals where I can monitor them more closely , reduce my day to day expense of maintaining the stock and cut down on travelling needs .

4 - FUTURE NEEDS
Hopefully during 2009 the stock level will raise to 8 head of cattle . These are specialist Dexter cattle and hopefully we would like to acquire our own pedigree Bull . Our maximum herd size at any one time could be up to 14 head of cattle including the Bull.

5 - INTENDED USE & SIZE OF BUILDING
As a responsible person the welfare of the herd during the winter months is a priority . The proposed stock shed would need to be of a size so as to provide suitable ventilation , low dust levels , to be able to maintain a suitable temperature with good relative humidity , and so remove gas concentrations .The size of building must allow freedom of movement for the animals and must not restrict in such a way to cause

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unnecessary suffering or injury . I also believe that there should be enough space for subordinate animals to move away from dominant ones . I believe an area of 2.8m2 per head of stock to be a minimum as mature animals have horns and can cause injury .As a basic guide to the required size of building we have taken guidance from Defra animal welfare and housing , The Farm Animal Welfare Council & Peak Park , and calculated the proposed floor area usage as follows :-

If we had a maximum capacity of 13 head of cattle @ 2.8m2 per head - 36.4m2 .
A separate Bull pen would have to be 16m2 for a single Bull as a minimum size. The bull pen may have to be used as a service area this would then have to be twice the minimum - 32m2 .
The minimum size for a maternity / quarantine pen is 12.96m2 , I would say 2 maternity pens as a minimum would be required - 25.92m2.
Therefore to accommodate the maximum number of stock we would need 94.32m2 .
The area for bedding etc would need to be approximately 20% of the stock area - 15.66m2 .
A central animal movement corridor of 2.4 mtrs wide up to the animal entrance - 22.8m2.
An animal entrance door entrance area of 4 mtrs wide x 3 mtrs within the building - 12m2.

A total proposed usable floor area - 144.78m2

Therefore our revised building dimensions are 16mtrs long x 9 mtrs wide , this equates to a floor area of 144m2 and a reduction of 56m2 on the original proposal .

6 - INTENDED LOCATION & APPEARANCE OF THE BUILDING

The building will be positioned as per the attached plan , behind the existing barn development . The area is currently partly occupied by an existing steel tractor shed . This building would be removed as part of the scheme , with landscaping and screening to the South side of the proposed building . As the proposed building overall floor area is reduced the building would be located further away from the existing sycamore tree as noted . There is an existing drive and tractor track to the proposed building position , this existing track is covered with limestone crush and currently serves the rear field .
The proposed building will be constructed using a steel frame , covered in green coated steel panels on the roof and upper walls , with concrete block infill on the lower sections of wall . We proposed to install 2 number full width clear Perspex sections on the roof to allow natural light within the building . There shall be a personnel entrance on the South side and a main sliding door entrance on the West side .

7 - CONCLUSION

The proposal represents an opportunity to ensure the viable use of the designated land , to enable a return to agricultural use and provide suitable secure winter housing for our present and future stock numbers . Hopefully this revised application provides a suitable demonstration of the need for this size of building and the application is acceptable in planning policy terms.

Assuring you of our best attention at all times

Yours Faithfully

Dave Hulse

Design and Access Statement
On behalf of Mr. D. Hulse, Stone Bank Barn, Longsdon
Previous Application ref: 08/00149/FUL

The purpose of this statement is to confirm any design and access measures that have been incorporated into the scheme.

The scheme is for planning permission to construct a new stock shed to house cattle at a small-holding called Stone Bank Barn, Longsdon. This will partially be built on the site of an existing dilapidated corrugated iron small shed which is of no architectural merit. The new or old building is not a listed building and the application is not for a change of use.

Design Issues

The general area is Grade 4 land in the Agricultural Land Classification but the area where the stock shed is to be built is partially on reclaimed land (from the iron shed) and poorer quality land. The new stock shed will be in keeping with other similar sheds on farms in the surrounding area. The relevant planning policy is PPS7 Sustainable Development in Rural Areas.

It is felt that no consultation with local interest groups, local residents (other than the usual planning process) or expert bodies is necessary in this case.

It is felt that the building of the new stock shed will improve the look of the area by means of removing the derelict shed. Landscaping will be provided to screen the new stock shed from the adjoining property and as such will improve the natural habitat by the planting of trees and shrubs.

Amount
This is a relatively small scale development for an agricultural building and as such will fit in with its surroundings.

Scale
This is a relatively small scale development for an agricultural building and by its very nature of the intended use will have to be large enough to house the amount of stock proposed, which at first will be a small amount of approximately 10 animals, but this number will rise as the stock increases via breeding.

(cont.)

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Design Issues (cont.)

Layout
The development will fit in with its surroundings and replace the existing derelict shed. The location is near to the applicants own house and will be built on the site of the former shed and a rough area of land of no agricultural value.

Appearance
The stock shed will be clad with green coated steel panels to enable the new development to blend into the landscape.

Landscaping
Landscaping will be provided to screen the new stock shed from the adjoining property and the main road, which is approximately 200 metres away, and as such will improve the natural habitat by the planting of trees and shrubs.

Access Issues

It is proposed to provide access for the animals via 2no 2 metre doors on the front of the building, and a side personal door for human access.

Planning policies regarding access are as for the existing buildings and area.

No consultations have been undertaken about the scheme.

Users will gain access from the existing transport network as before and no increase of traffic is expected.

The main points of access to the site are as existing.

Maintenance of features to ensure access to the development will be as existing.

John Keates,

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