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 1

09/00140/FUL 18 FEB 2009 - S M D

ublication of planning applications on council web sites
lease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form nd in supporting documents may be published on the council's website.
: any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection ct and is not to be published on the council's website, please contact the council's planning department.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: Mahfooz | Surname: Ahmad

Company name:

Street address: Church Farm
Mill Lane
Wetley Rocks
Town/City: Stoke on trent
County: Staffs
Country:
Postcode: ST9 0BN

	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: | First Name: Bruce | Surname: Daniel

Company name: Daniel & Hulme

Street address: 66,Derby Street
Town/City: Leek
County: Staffs
Country: United Kingdom
Postcode: St13 5AJ

	Country Code	National Number	Extension Number
Telephone number:		01538383339	
Mobile number:			
Fax number:			

Email address: brucedaniel@danielandsons.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of livestock Building

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

Site Address Details

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

ıse: 0 Suffix:

ıse name: O.S.0356

eet address: Rownall Road

Wetley Rocks

vn/City: STOKE-ON-TRENT

ınty:

tcode: ST9 0BT

scription of location or a grid reference
ust be completed if postcode is not known):

ting: 395131

thing: 350468

Description:

Field O.S. 0356 Off Rownall Road North of Rownall Cottage Farm

Pre-application Advice

s assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

Pedestrian and Vehicle Access, Roads and Rights of Way

a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

: there any new public roads to be provided within the site? ○ Yes ◉ No

: there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

Waste Storage and Collection

the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

ve arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

Neighbour and Community Consultation

ve you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

Council Employee / Member

:he applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

. Materials

ase state what materials (including type, colour and name) are to be used externally (if applicable):

ılls - description:

scription of *existing* materials and finishes:

ne

scription of *proposed* materials and finishes:

ndered concrete bloch to 1.5m with timber Yorkshire boarding above

of - description:

scription of *existing* materials and finishes:

ne

scription of *proposed* materials and finishes:

stic coated corrugated steel

ndows - description:

scription of *existing* materials and finishes:

ne

scription of *proposed* materials and finishes:

ne

10. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Boundary treatments - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Timber Post & Rail fence around yard

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Agricultural access over hardcored yard

Description of *proposed* materials and finishes:

Unaltered

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Others - description:

Type of other material: guttering

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

PVC connected to tank to use for cattle watering

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:

Plans & Elevations to scale 1:50 No 87/109/9

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

Straw bedding to be spread as farm Yard Manure

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

. Biodiversity and Geological Conservation

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

ving referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced :hin the application site, OR on land adjacent to or near the application site:

Protected and priority species

Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

Designated sites, important habitats or other biodiversity features

Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

Features of geological conservation importance

Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

. Existing Use

ase describe the current use of the site:

sture Land

the site currently vacant? ○ Yes ◉ No

es the proposal involve any of the following:

ıd which is known to be contaminated? ○ Yes ◉ No

ıd where contamination is suspected for all or part of the e? ○ Yes ◉ No

roposed use that would be particularly vulnerable to the presence of ıtamination? ○ Yes ◉ No

plication advice

ou have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

. Trees and Hedges

e there trees or hedges on the proposed development site? ○ Yes ◉ No

d/or: Are there trees or hedges on land adjacent to the proposed development site that could luence the development or might be important as part of the local landscape character? ○ Yes ◉ No

es to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be ermined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 5837: Trees in relation to construction - Recommendations'

. Trade Effluent

es the proposal involve the need to dispose of trade effluents or waste? ◉ Yes ○ No

es, please describe the nature, volume and means of disposal of trade effluents or waste:

m Yard Manure to be spread on the adjoining land.

. Residential Units

es your proposal include the gain or loss of residential units? ○ Yes ◉ No

. All Types of Development: Non-residential Floorspace

es your proposal involve the loss or 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
l (a)	Office (other than A2)				0.0
l (b)	Research and development				0.0
l (c)	Light industrial				0.0
B2	General industrial				0.0

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

B8	Storage or distribution				0.(
C1	Hotels and halls of residence				0.(
C2	Residential institutions				0.(
D1	Non-residential institutions				0.(
D2	Assembly and leisure				0.(
Other		0.0	0.0	36.0	36.(
Other			0.0		
	Total	0.0	0.0	36.0	36.(

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
Other							☒

22. Site Area

What is the site area? 72.00 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:

Winter housing of Beef cattle for welfare purposes and seasonal treatment as nescessary.

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: Bruce Surname: Daniel

Person role: Agent Declaration date: 18/02/2009 ☒ Declaration made

Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

ricultural Land Declaration - You Must Select Either A or B

None of the land to which the application relates is, or is part of an agricultural holding. (●)

I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before 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 ɔw: ( )

e: Mr | First Name: Bruce | Surname: Daniel

son role: Agent | Declaration date: 18/02/2009 | ☒ Declaration Made

Declaration

e hereby apply for planning permission/consent as described in this n and the accompanying plans/drawings and additional information. ☐

te 18/02/2009

DESIGN & ACCESS STATEMENT

RELATING TO APPLICATION FOR ANIMAL SHELTER AT OS0356, ROWNALL COTTAGE FARM ROWNALL STOKE ON TRENT, STAFFS

****

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Existing Setting;
The site is immediately alongside a division fence between two pasture fields. The land to the rear of the proposed building is 1.5 metres above the proposed floor height and is topped by a post and wire fence. Between the proposed building and the highway, on the field side, is a mature Thorn tree and a water trough with access from the road being through an animal collecting pen constructed in timber post and rails. The site is visible from Rownall Cottage Farm, 60 metres to the south-east.

Size & Siting of Proposal;
The proposed building has a length of 9.14 metres and a width of 4.25 metres. The roof is mono-pitch with flank walls being in rendered block work to a height of 1.5 metres with timber Yorkshire boarding above. The building fronts onto a concrete forecourt of 4 metres in depth which will have a post and rail fence to retain stock.

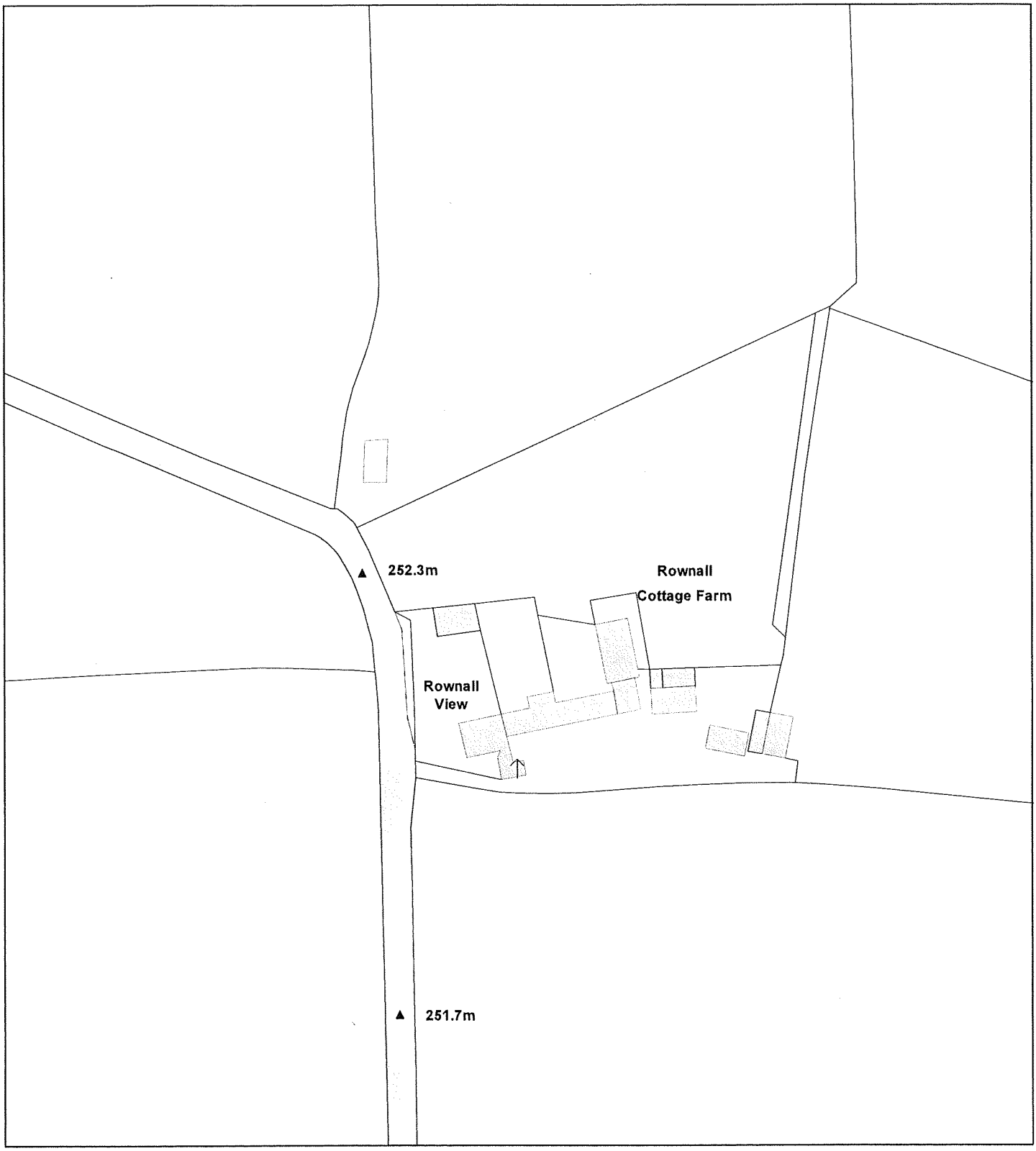
The building takes advantage of the differing ground level between the site and the field to the west, which has the effect of greatly reducing the height of the building visible from the west (1.8 metres) with the narrow section of the building being visible from the highway at the south.

Privacy & Impact of Living Conditions on Neighbours;
The nearest residential property is Rownall Cottage Farm situated to the south. The end gable and forecourt of the proposed building will be visible from that property. At present livestock on this block of land are fed in a feed ring in the holding pen which is nearer to the dwelling with the cattle being clearly visible. The proposal will give the opportunity for the stock to be housed out of sight when they choose to use the facility.

Dated: 19th February 2009

Daniel & Hulme
66 Derby Street
Leek
ST13 5AJ

Reference:	09/00140/FUL Cheddleton



Date	25 February 2009
Organisation	Not Set
Department	Not Set
Comments	Not Set

Scale : 1:1250

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