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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: Abbey Green Farm
Abbey Green Road
Leek
Town/City: STOKE-ON-TRENT
County: Staffordshire
Country:
Postcode: ST13 8SA

	Country Code	National Number	Extension Number
Telephone number:		01538 398065	
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: Allen | Surname: Newby

Company name: PME

Street address: Townend
Waterfall
Waterhouses
Town/City: Stoke-on-Trent
County: Staffordshire
Country: United Kingdom
Postcode: ST10 3HZ

	Country Code	National Number	Extension Number
Telephone number:		01538 308043	
Mobile number:			
Fax number:			

Email address: sales@pmeweb.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from agricultural land to domestic mènage

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

4. Site Address Details

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

House: 0 Suffix:

House name: Abbey Green Farm

Street address: Abbey Green Road

Leek

Town/City: STOKE-ON-TRENT

County: Staffordshire

Postcode: ST13 7RP

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

Easting: 397757

Northing: 357665

Description:

Site of an old sandstone quarry ~ 100m south west of Abbey Green Farm. The quarry is rectangular in shape, with a flat sandy base and is screened by trees. Apart from the lack of fencing, it already looks like a manège.

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):

Boundary treatments - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Tanalised post and rail fencing

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

6 x 500W floodlights

Others - description:

Type of other material: Surfacing

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Sharp sand

10. Materials (continued)

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:

Site Location Plan: Location 1-1250 A4.pdf
Existing Block Plan: Ex Block 1-500 A3.pdf
Proposed Block Plan: Pr Block 1-500 A3.pdf
Mènage Plan: Menage 1-100 A0.pdf
Design & Access Statement: DAS.pdf
Covering Letter: SMDC.pdf

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

N/A

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

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:

Agricultural Land, equestrian property.

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

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? 1315 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:

N/A

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: Allen Surname: Newby

Person role: Agent Declaration date: 25/03/2009 ☒ Declaration made

09/00281

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
Name: N/A Owner Appplicant Number: 0 Suffix: Street: Locality: Town: Postcode:	

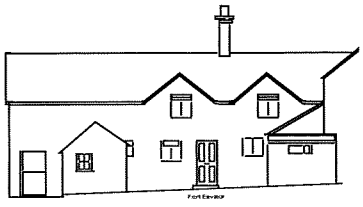
Title: Mr First Name: Allen Surname: Newby

Person role: Agent Declaration date: 25/03/2009 ☒ 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 25/03/2009



PME Planning Services

Townend
Waterfall
Waterhouses
Staffs ST10 3HZ
Tel(01538) 308043
Fax (01538) 308779
email: sales@pmeweb.co.uk

Allen Newby B.Sc. (Eng) DMS
Gillian Peacegood B.Sc. PhD

25/3/09

Re Proposed Manège,
Abbey Green Farm
Ref PP-00687433

Staffordshire Moorlands District Council,
Planning Service,
Stockwell House
Leek,
Staffs ST13 6HQ.

Dear Sir,

The above application has been submitted via the planning portal.

I do not wish to presume the outcome and am aware of the statutory 8 week decision period. However, should the application prove to be relatively straightforward, Mrs Williams would be most appreciative of an early determination - she has a builder on standby .

Please email if there are any validation queries

Best regards

Allen Newby
PME Planning Services

on behalf of L Williams, Abbey Green Farm, Abbey Green Road, Leek, Staffs, ST13 8SA

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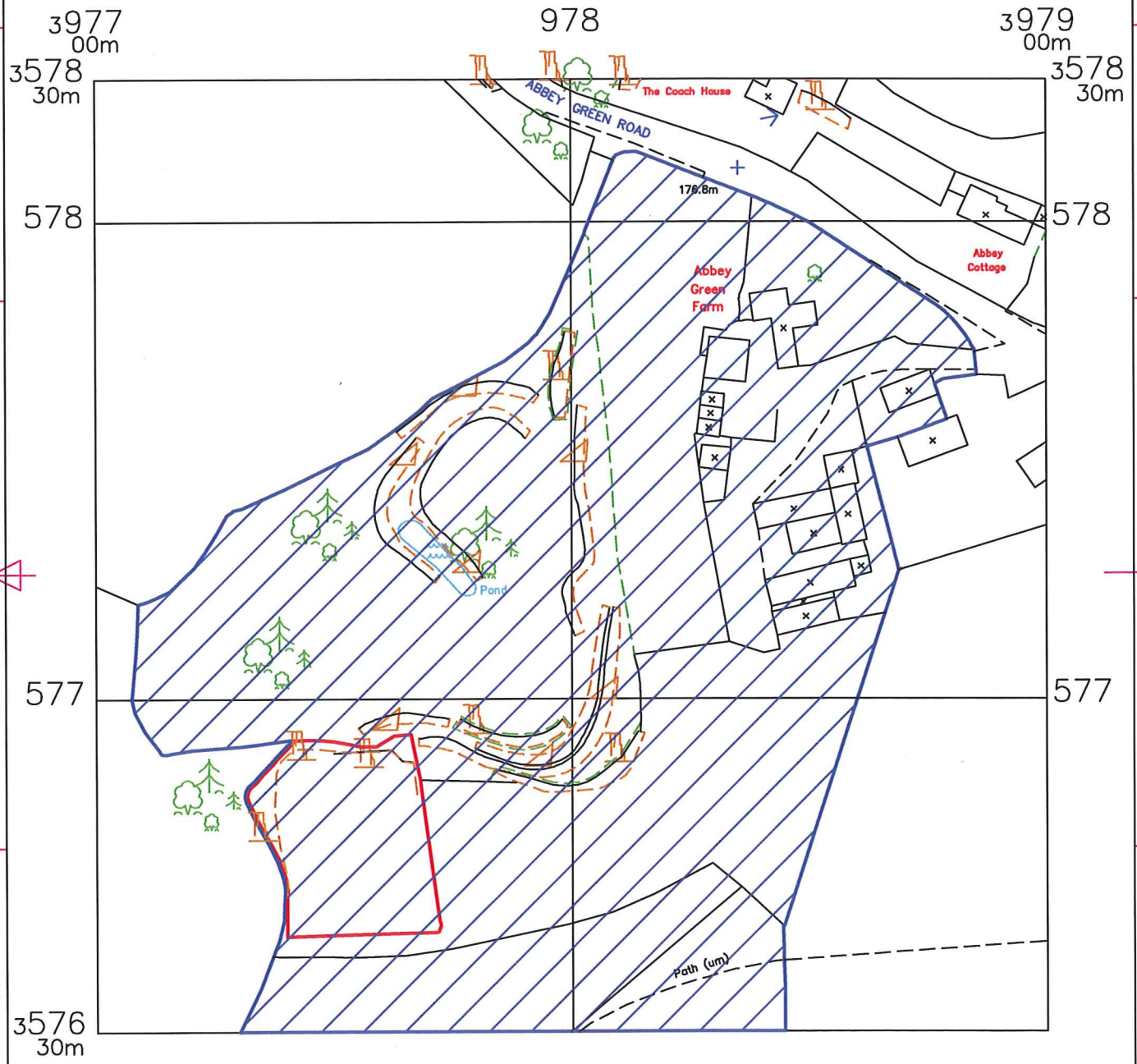

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20 0 20 40 60 80 100
Metres

Itemref	Quantity	Title/Name, designation, material, dimension etc			Article No./Reference	
Designed by A W Newby		Checked by L Williams	Approved by - date L Williams - 24/03/2008	File name Location	Date 25/03/2008	Scale 1:1250

PME Planning Services

Site Location Plan

STAFFORDSHIRE moorlands DISTRICT COUNCIL

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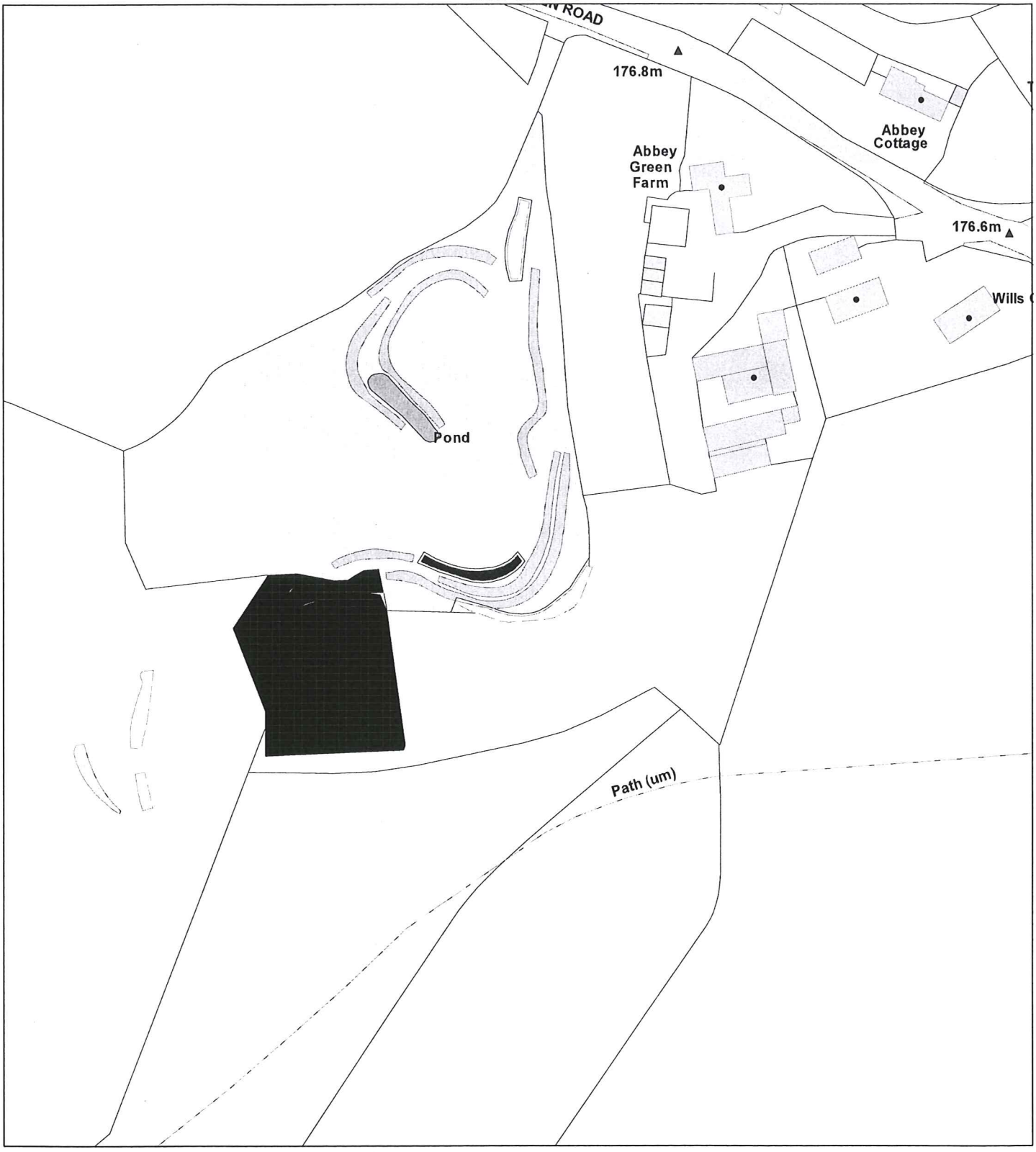
Simon W. Baker B.Ed MBA MISPAI
Chief Executive

Reference:	**09/00281/FUL** **LEEK**



Date	03 April 2009
Organisation	SMDC
Department	Planning
Comments	

Scale : 1:1250

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