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 one

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name: Kingsley parish Council

Street address: Homefields Farm
Kingsley

Town/City: Stoke-on-Trent
County: Staffordshire
Country:
Postcode: ST10 2DQ

	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: Malcolm | Surname: Sales

Company name: Malcolm Sales MRICS

Street address: Marketside Chambers 56
High Street
Cheadle

Town/City: Stoke-on-Trent
County: Staffordshire
Country: United Kingdom
Postcode: ST10 1AF

	Country Code	National Number	Extension Number
Telephone number:		01538 757233	
Mobile number:		07889 225 437	
Fax number:		01538 750397	

Email address: malcolm.sales@salesqs.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Replacement of existing bus shelter

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:

Street address: Churnet Valley Road

Kingsley Holt

Town/City: Stoke-on-Trent

County: Staffordshire

Postcode:

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

Easting: 402155

Northing: 346589

Description:

Bus shelter on land off Churnet Valley Road

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:

Metal and perspex

Description of *proposed* materials and finishes:

Facing brickwork

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Roof - description:

Description of *existing* materials and finishes:

Metal and perspex

Description of *proposed* materials and finishes:

Plain clay blue/black tiles

Windows - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

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:

None

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

Lighting - add description

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

None

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:

Drawing 0804/08/01/A

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

None required

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:

Bus shelter (to be demolished)

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? 00.00 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:

None

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 B)

Certificate of Ownership - Certificate B
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates.

Notice recipient	Date notice served
Name: Staffordshire County Council Number: 0 Suffix: Street: County Buildings Locality: Martin Street Town: Stafford Postcode: ST16 2LH	01/04/2009

Title: Mr First name: Malcolm Surname: Sales

Person role: Agent Declaration date: 01/04/2009 ☒ 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: Malcolm Surname: Sales

Person role: Agent Declaration date: 01/04/2009 ☒ 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 01/04/2009

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NOTICE No. 1

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL

Town and Country Planning Act, 1990

Notice under Section 66 of Application for Planning Permission

(a) *Insert address or location of proposed development*

Proposed development at (a) CHURNET VALLEY ROAD, KINGSLEY HOLT, STOKE-ON-TRENT

TAKE NOTICE that application is being made to the Staffordshire Moorlands District Council by (b) KINGSLEY PARISH COUNCIL

(b) *Insert name of applicant*

for planning permission to (c) REPLACE THE EXISTING BUS SHELTER

(c) *Insert description and address or location of proposed development*

If you should wish to make representations about the application, you should do so by writing within 20 days of the date of service of this notice to the:-

Planning Department,
Staffordshire Moorlands District Council,
Moorlands House,
Stockwell Street,
LEEK,
Staffordshire. ST13 6HQ

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Signed: ...

On behalf of: KINGSLEY PARISH COUNCIL

Date: 01-04-09

Design and Access Statement:

Introduction:

This Design and Access Statement is submitted in support of a full planning application to Staffordshire Moorlands District Council in respect of a replacement bus shelter on land off Churnet Valley Road, Kingsley Holt, Stoke-on-Trent, Staffordshire.

The Design and Access Statement has been produced to ensure that a quality development is produced in accordance with the guidelines and more importantly that the proposed development respects the local context that it will integrate with.

Methodology:

This Statement outlines the design principles which have been applied to the proposed development and how any issues relating to access have been dealt with. This Design and Access Statement has been prepared in accordance with CABE guidance 'Design and Access Statements – How to Read, Write and Use Them'.

The proposal:

The application proposes the replacement of a metal framed and glazed bus shelter with a traditional brick and tile bus shelter.

There is no change of use associated with the proposed works.

Location and Site Environs.

Kingsley Holt is a small residential village some 2 miles from Cheadle. The site is surrounded to the North, East and South with residential dwellings and to the west by open farmland.

Background

The Parish Council replaced the existing bus shelter a few years ago but due to its construction the present shelter has been easily vandalised. The Parish Council seeks to replace this with the current proposal which it feels could not easily be vandalised.

The Physical Impact of the Scheme: (Design)

Design Considerations:
The application seeks planning permission for the replacement of the existing bus shelter with a traditional brick and tile bus shelter. In designing the proposals for the replacement careful regard has been paid to the rural character of the area resulting in minimal changes on the openness of the area.

Materials used, which the Applicant is happy to discuss with the Local Authority as appropriate, will comprise plain clay tiles and facing brickwork as required.

Size: The proposal is of the same footprint as the present structure. It will remain a single storey building and the visual impact will be low.

Use:
The conversion will be used by the local people to shelter from inclement weather.

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Design Details

This is detailed on the attached Drawings.

Social Impact:

There is little social impact associated with this scheme, since the structure replaces an existing bus shelter.

Access Statement:

No public right of way will be affected.

With regard to disability standards the new building will be constructed in accordance with Part M of the Building Regulations.

There is a public transport service.

Conclusions

The application proposes a form of design which is in keeping with the rural area in this location and will be used by the public.

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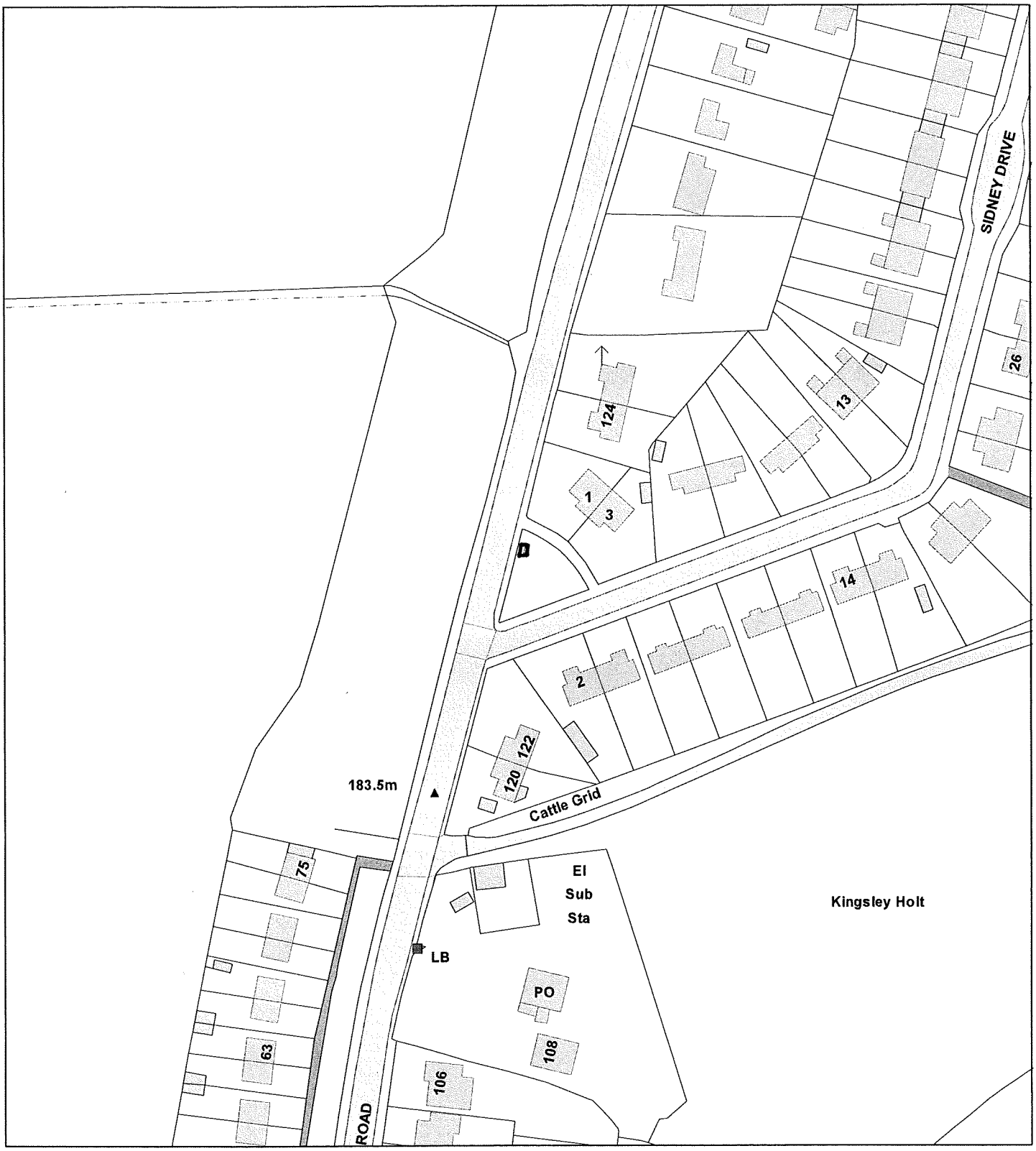
Reference:	09/00358/FUL Kingsley Holt



Date	09 April 2009
Organisation	SMDC
Department	PLANNING
Comments	

Scale : 1:1250

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