

Application for Planning Permission.  
Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
If you require any further clarification, please contact the Authority's planning department.

**1. Applicant Name, Address and Contact Details**

Title:  First name:  Surname:

Company name:

Street address:

Town/City:   
County:   
Country:   
Postcode:

Telephone number:   
Mobile number:   
Fax number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

**2. Agent Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:   
County:   
Country:   
Postcode:

Telephone number:   
Mobile number:   
Fax number:

Country Code	National Number	Extension Number
<input type="text"/>	<input type="text" value="07765 308 547"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

Email address:

**3. Description of the Proposal**

Please describe the proposed development including any change of use:

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)

Description:

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Rock House Farm"/>		
Street address:	<input type="text" value="Heath House Lane"/>		
Town/City:	<input type="text" value="Horton"/>		
County:	<input type="text" value="Staffordshire"/>		
Postcode:	<input type="text" value="ST13 8RX"/>		

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

Easting:	<input type="text" value="394390"/>
Northing:	<input type="text" value="357862"/>

#### 5. Pre-application Advice

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:					
Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="Chris"/>	Surname:	<input type="text" value="Thorp"/>
Reference:	<input type="text" value="PAD/2015/0066"/>				
Date (DD/MM/YYYY):	<input type="text" value="24/11/2015"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Details of the e-mail response are provided in full below:-  
Dear Mrs Vernon,  
I refer to your pre-application enquiry of 4th September 2015 and our recent conversations in respect of your proposals for equestrian-related development at Rock House Farm. I apologise for the delay in the Council's response.  
As you are aware, the site is located in the Staffordshire Green Belt where there is a general presumption against development that is deemed to be inappropriate because it will compromise the openness of the Green Belt and the purposes of including land in the Green Belt, all as set out in Paragraphs 79 to 92 of the Government's National Planning Policy Framework (NPPF).  
At Paragraph 89 of the NPPF it advises that the construction of new buildings are inappropriate (and hence should not be allowed), but there are certain exceptions, one of which is the "provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it". The most relevant of the stated purposes in this case would be "to assist in safeguarding the countryside from encroachment". This advice to my mind is open to interpretation because it is difficult to see how buildings for outdoor sport and recreation can be allowed when, by definition, any building will compromise the openness of the Green Belt.  
Thus it would seem that the proposed new stables would be inappropriate development, because the new building would inevitably compromise the openness of the Green Belt. In those circumstances it would be necessary to demonstrate that there are Very Special Circumstances (VSC) as advised in Paragraph 87 of the NPPF. VSC are not defined as such, and will only rarely arise, and the onus is on the applicant to demonstrate their case. However, demonstrating the case will usually involve a specific judgement being made that no other option is available in light of the unique circumstances of the case. The success of an application will accordingly rest on whether or not a suitably robust case can be made out.  
So although I must inevitably express considerable doubt about the likelihood of success for a new stable block (notwithstanding the success in equestrianism that your daughter is currently enjoying), there would be no objections to a proposals to re-position or re-orientate the existing stable block, and clearly the removal of any concrete would be to the benefit of the Green Belt (and would not require planning permission).  
Green Belt issues aside, the Staffordshire Moorlands Core Strategy document does make provision in Policy C2 for new sport and recreational facilities provided that they meet certain criteria, including that they are of an appropriate quality, scale and form, and would not harm interests of acknowledged importance, which here would include the character and appearance of the countryside. There would accordingly be no objections to the design per se or to the external appearance (materials) of the building that you have shown in your submission. However, the form an scale are such that it could well have a significant adverse impact on the countryside when compared alongside traditional stables with open fronts, so I must express reservations on those issues. If the building were to be allowed then great care would be necessary to ensure that it will be assimilated visually into its setting, and may involve the need for effective landscape planting to be provided if the existing screening is insufficient for that purpose.  
If you do decide that you would like to proceed with making a formal submission I would strongly recommend that you take independent and appropriate planning advice from a suitably qualified and experienced agent in order to address these issues in a supporting planning justification statement.  
Yours sincerely,  
C G Thorp, SMDC Planning

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Is a new or altered pedestrian access proposed to or from the public highway?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public roads to be provided within the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Are there any new public rights of way to be provided within or adjacent to the site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Do the proposals require any diversions/extinguishments and/or creation of rights of way?	<input type="radio"/> Yes	<input checked="" type="radio"/> 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. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes  No

## 9. 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:

Timber.

### Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Onduline roofing system.

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:

Planning Statement dated the 25.01.16.

01 Proposed stable building – plans and elevations – 1:50@A1.

02 Existing stables – plans and elevations – 1:100@A3.

Location plan – 1:2500@A4.

Existing block plan – 1:100@A3

Existing site plan – 1:500@A4.

Proposed block plan – 1:100@A3.

Proposed site plan – 1:500@A4.

## 10. 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	6	6	0
Light goods vehicles/public carrier vehicles	1	1	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other	12 Tonne Horse Transporter.		

## 11. 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

## 12. 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

## 13. 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

## 14. Existing Use

Please describe the current use of the site:

Mixed residential, equestrian and agricultural use.

Is the site currently vacant?  Yes  No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

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

## 15. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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 design, demolition and construction - Recommendations'.

## 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?  Yes  No

## 17. Residential Units

Does your proposal include the gain or loss of residential units?  Yes  No

## 18. 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)

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

A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	177.3	177.3
	Total	0.0	0.0	177.3	177.3

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
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### 19. 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

### 20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

### 21. Site Area

What is the site area?

 hectares

### 22. 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

### 23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes  No

### 24. 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

## 25. Certificates (Certificate A)

### Certificate of Ownership - Certificate A

#### Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title:  First name:  Surname:

Person role:  Declaration date:   Declaration made

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date