part are.

Rudyard Lake Sailing Club

Founded 1956 Tel. 01538 306 200

Reacliffe Road - Rudyard - Nr. Leek - Staffordshire - ST13 8RS

S.M.D.C.
C.P.U.
20 JUN 2008
ACK | PASSED TO | FILE

46 BLACKSHAW CLOSE
CONGLETON
CHESHIRE
CW12 3TB
19th JUNE 2008

Tel 01260 276957
Email tomador45@yahoo.co.uk

Staffordshire Moorlands District Council
(Application for planning permission)
Moorlands House
Stockwell Street
Leek, Staffs,
ST13 6HQ

Dear Sir

Planning Application – Secure Boat Store
Rudyard Lake Sailing Club

I enclose a completed application for planning permission with supporting documents for a secure boat store at Rudyard Lake Sailing Club.

I also attach an email from Michael Green in which he offered certain advice on our proposal. We will comply with his requests and specifically with respect to the location we will position the store as far back into the hillside as practical. Mr Trillo and Michael Green visited RLSC this week and I explained that we will excavate the site and build a retaining wall to support the trees at the back of the building and then locate the building as close as possible to this wall just leaving sufficient room for erection and maintenance.

Your trees and woodlands officer Steve Massey has visited the proposed location to assess the impact on the existing trees. There are two young trees behind the proposed building which should not be affected by the works and a retaining wall will be built to support the hill side, and a large tree to the north . I believe Mr Massey was happy with our proposals from a woodland point of view and the actual site of the sailing club is not covered by a tree preservation order (if that is the correct description) although we have no intention of removing any trees from this attractive location.

I also enclose a cheque for the £335.00 which I understand is the correct fee for this application.

If you require any further information please do not hesitate to contact me.

TR Power

T.R.Power for Rudyard Lake Sailing Club

08/01200 FUL 23 JUN 2008 SMDC

Reference:	08/01200/FUL RUDYARD



Scale : 1:5000

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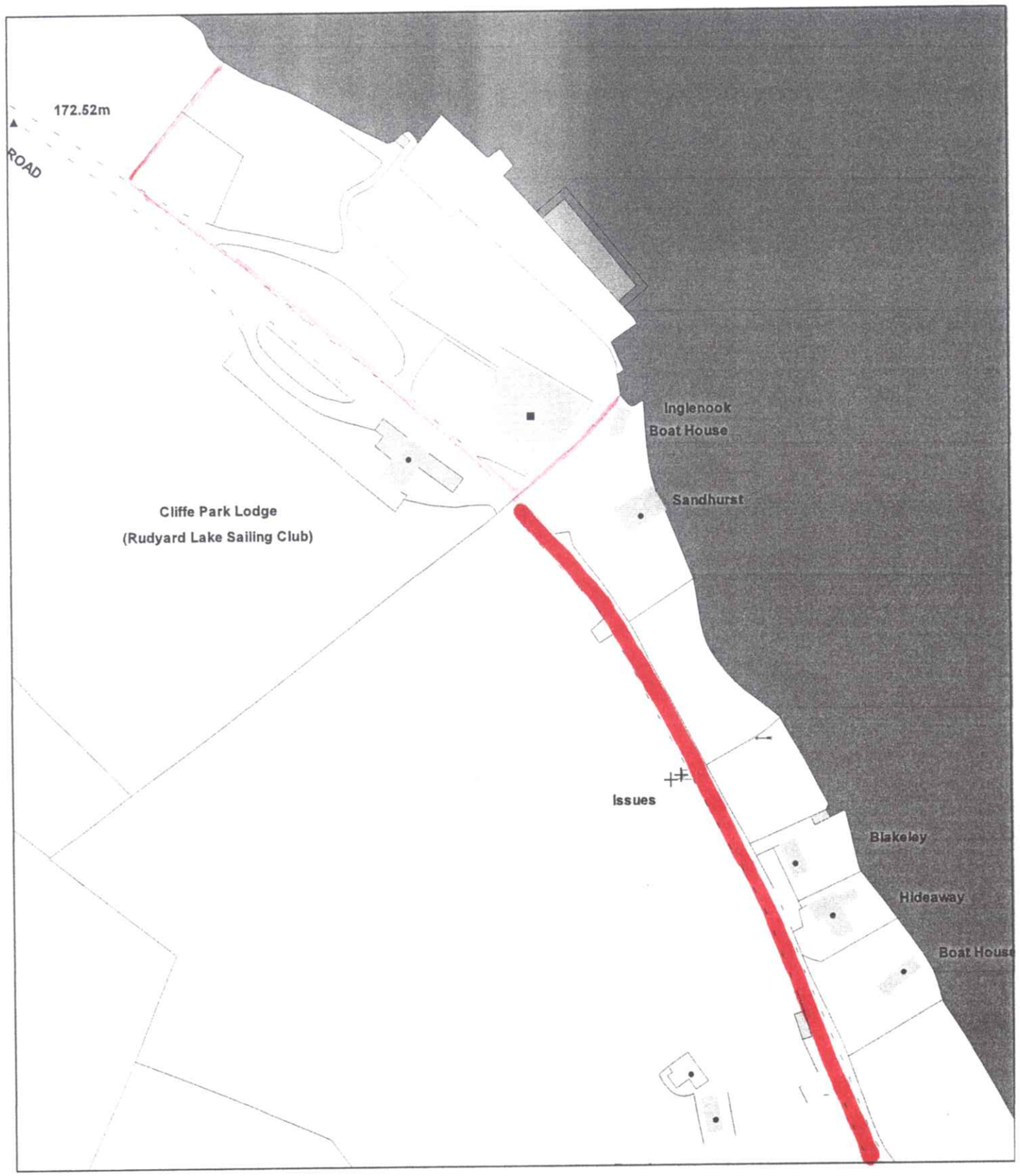
Organisation	SMDC
Department	Planning
Description	

SHEET (1)

Reference:	



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Organisation	Not Set
Department	Not Set
Comments	Not Set

2

Reference:	



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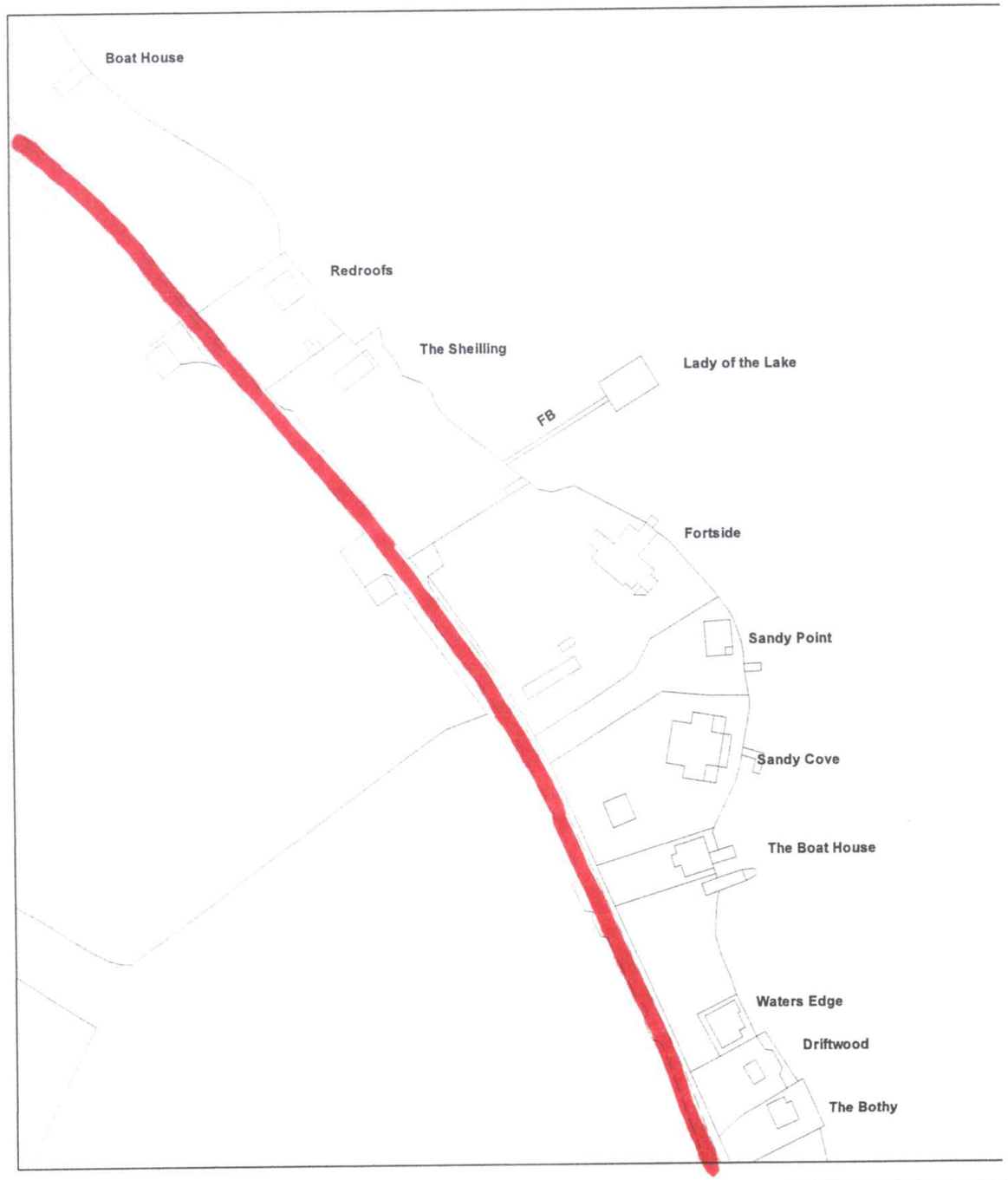
Organisation	Not Set
Department	Not Set
Comments	Not Set

Reference:	



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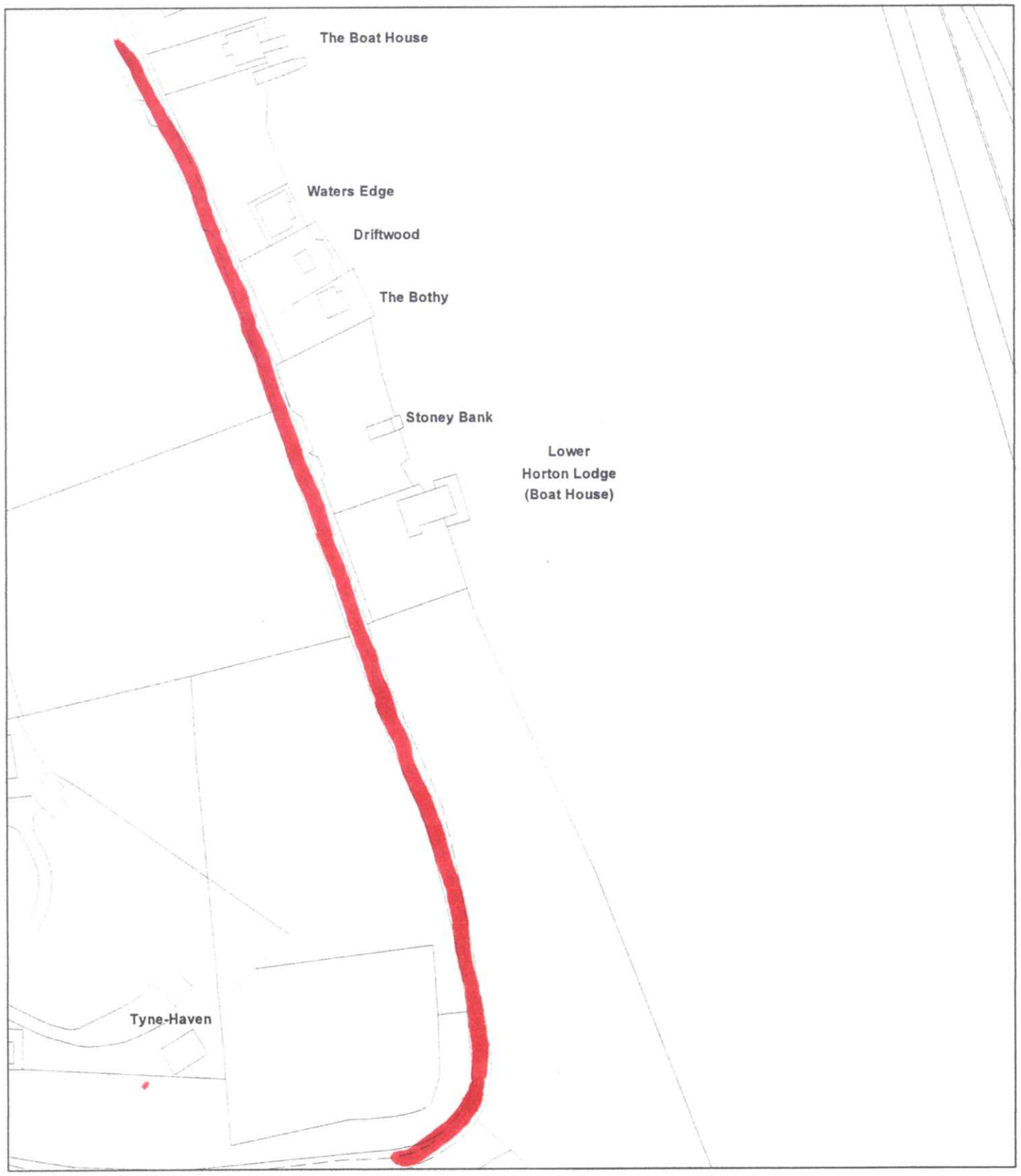
Organisation	Not Set
Department	Not Set
Comments	Not Set

4

Reference:	



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Organisation	Not Set
Department	Not Set
Comments	Not Set

5

Reference:	



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Organisation	Not Set
Department	Not Set
Comments	Not Set

(6)

Reference:	



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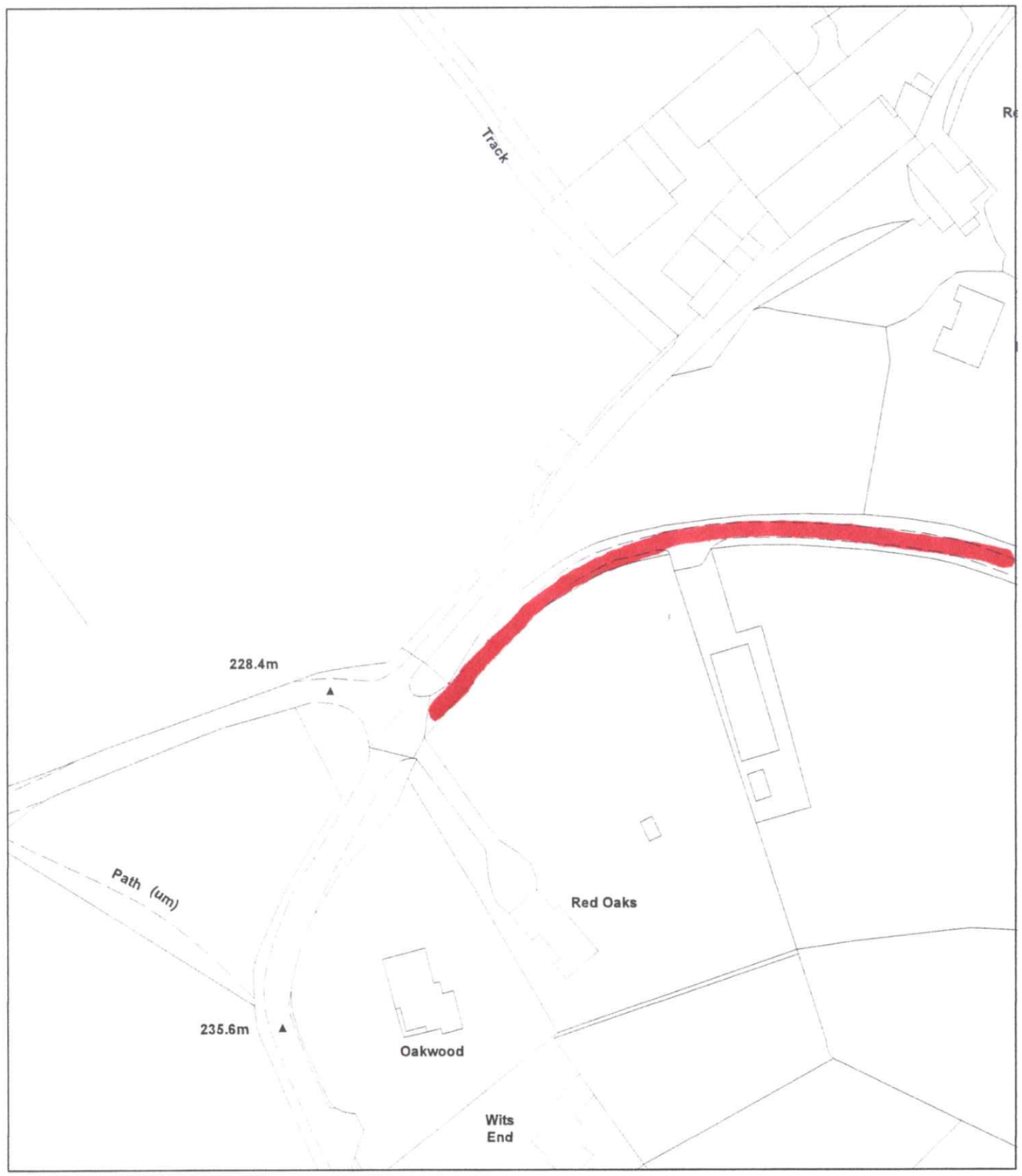
Organisation	Not Set
Department	Not Set
Comments	Not Set

7

Reference:	



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Organisation	Not Set
Department	Not Set
Comments	Not Set

STAFFORDSHIRE moorlands

ACHIEVING EXCELLENCE

Staffordshire Moorlands District Cou

www.staffsmoorlands.gov

Application for Planning Permission
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided application form and in supporting documents may be published on the council's website

If you have provided any other information as part of your application which falls within the definition of personal data un Data Protection Act which you do not wish to be published on the council's website, please contact the council's pl department

1. Applicant Name and Address

THOMAS

POWER

46

BLACKSHAW CLOSE

CONGLETON

CHESHIRE

UK

CW12 3TB

2. Agent Name and Address

3. Description of the Proposal

Please describe the proposed development, including any change of use

CONSTRUCTION OF A SECURE RESCUE BOAT STORE ON THE NORTH END OF THE RUDYARD LAKE SAILING CLUB SITE. THE BUILDING WILL BE BASED ON A STANDARD PRECAST CONCRETE GARAGE WITH DOUBLE DOORS TO THE LAKE SHOR AND A FURTHER ACCESS DOOR TO THE SOUTH FACING WALL EVERY EFFORT WILL BE MADE TO MINIMISE THE IMPACT ON THIS VERY ATTRACTIVE LOCATION.

Has the building work or change of use already started

Yes / No

If yes, please state the date when building work or use were started DD/MM/YYYY

Date must be pre-application submission

Has the building work or change of use been completed

Yes / No

If yes, please state the date when the building work or change of use was completed DD/MM/YYYY

Date must be pre-application submission

4. Site Address Details

Please provide the full postal address of the application site

Unit | House number | House Suff X

House name: RUDYARD LAKE SAILING CLUB

Address 1: BEACHLEE ROAD

Address 2:

Address 3:

Town: RUDYARD, LEEK

County: STAFFORDSHIRE

Postcode (optional): ST13 8RS

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

Easting: Northing:

Description:
RUDYARD LAKE SAILING CLUB COMPRISING - CLUB HOUSE, CAR PARK, DINGHY PARK, LAKE SHORE, STARTER'S BOX

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.
Please tick if the full contact details are not known, and then complete as much as possible

Officer name:
MICHAEL GREEN, RACHAEL SIMPSON

Reference:
EMAIL - MIKE GREEN HEAD OF PLANNING & BUILDING CONTROL

Date (DD MM YYYY)
(must be pre-application submission): 13/12/15

Details of pre-application advice received:
SEE COPY OF EMAIL ATTACHED
1) PAINTING OF CONCRETE WALLS DARK GREEN (2) DARK GREY SHEET STEEL ROOF (3) DARK COLOURED DOORS TO ELEVATION (4) LANDSCAPE PLANTING TO REDUCE ADVERSE VISUAL IMPACT

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawings(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes ✓ No

If Yes, please provide details

Have arrangements been made for the separate storage and collection of recyclable waste? Yes ✓ No

If Yes, please provide details

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? Yes ✓ No

If Yes, please provide details

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? Yes ✓ No

If Yes, please provide details

10. Materials

[illegible]	NONE	PRECAST CONCRETE SHAPE, PEBBLE DASH FINISH, PAINTED DARK GREEN
[illegible]	NONE	DARK GREY SHEET STEEL ROOF
[illegible]	NONE	NONE
[illegible]	NONE	2 X 5 FT FURRY RETRACTABLE STEEL FRAMED UP & OVER DOORS DARK COLOUR 1 X 2 FT LINGH STEEL ACCESS DOOR TO SITE
[illegible]	NONE	SITE DOUBLE TO PROVIDE FLAT FLOOR, RETAINING WALL TO HILLSIDE, LANDSCAPE PLANTING
[illegible]	NONE	NO VEHICLE ACCESS, FLOOR TO CONNECT TO EXISTING CONCRETE RAMP TO WATER
[illegible]	NONE	LIGHTING & SMALL POWER FOR WORKSHOP ACTIVITIES
[illegible]		WATER SUPPLY FOR CLEANING & HOSING DOWN AREA

[illegible] supply no additional information [illegible] drawing(s), design and access statement? ✓ yes

[illegible] please state references for the plan(s), drawing(s), design and access statement

[illegible]

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces.

Type of vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars	50 APPROX	NO CHANGE	NONE
Light goods vehicles, public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other e.g. Bus			
Other e.g. Bus			

12. Foul Sewage

[illegible]

[illegible] NOT APPLICABLE

[illegible] ✓ No

[illegible]

13. Assessment of Flood Risk

[illegible] ✓

[illegible] ✓

[illegible] MAKE

[illegible] ✓

[illegible] ✓ Foul Sewage

[illegible]

14. Biodiversity and Geological Conservation

[illegible]

[illegible] ✓

[illegible]

[illegible] ✓ No

[illegible]

[illegible] ✓ No

15. Existing Use

Please describe the current use of the site

THE BUILDING FOUNDATIONS WILL BE IN A LOCATION USED FOR THE STORAGE OF SAILING DINGHIES

[illegible] ✓ No

[illegible] describe the last use of the site

[illegible] use end of known? DD/MM/YYYY

[illegible] may be approximate

Does the proposal involve any of the following

[illegible] contaminated? Yes ✓ No

[illegible] 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

If you have answered 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, and 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 Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear what is website that the survey should contain in accordance with the current BS5837 Trees in relation to construction

17. Trade Effluent

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

If yes, please describe the nature, volume and means of disposal of trade effluents or waste

[illegible]

18. Residential Units (Including Conversion)

Proposed Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4	Unknown	Total
Houses							
Flats/maisonettes							
Live/work units							
Cluster flats							
Sheltered housing							
Bedsit studios							
Unknown type							
Totals							

Social Rented	Not known	Number of Bedrooms 1	2	3	4	Unknown	Total
Houses							
Flats/maisonettes							
Live/work units							
Cluster flats							
Sheltered housing							
Bedsit studios							
Unknown type							
Totals							

Intermediate	Not known	Number of Bedrooms 1	2	3	4	Unknown	Total
Houses							
Flats/maisonettes							
Live/work units							
Cluster flats							
Sheltered housing							
Bedsit studios							
Unknown type							
Totals							

Key worker	Not known	Number of Bedrooms 1	2	3	4	Unknown	Total
Houses							
Flats/maisonettes							
Live/work units							
Cluster flats							
Sheltered housing							
Bedsit studios							
Unknown type							
Totals							

Total proposed residential units

Existing Housing

Market Housing	Not known	Number of Bedrooms 1	2	3	4	Unknown	Total
Houses							
Flats/maisonettes							
Live/work units							
Cluster flats							
Sheltered housing							
Bedsit studios							
Unknown type							
Totals							

Social Rented	Not known	Number of Bedrooms 1	2	3	4	Unknown	Total
Houses							
Flats/maisonettes							
Live/work units							
Cluster flats							
Sheltered housing							
Bedsit studios							
Unknown type							
Totals							

Intermediate	Not known	Number of Bedrooms 1	2	3	4	Unknown	Total
Houses							
Flats/maisonettes							
Live/work units							
Cluster flats							
Sheltered housing							
Bedsit studios							
Unknown type							
Totals							

Key worker	Not known	Number of Bedrooms 1	2	3	4	Unknown	Total
Houses							
Flats/maisonettes							
Live/work units							
Cluster flats							
Sheltered housing							
Bedsit studios							
Unknown type							
Totals							

Total existing residential units

TOTAL NET GAIN or LOSS of RESIDENTIAL UNITS (Proposed Housing Grand Total - Existing Housing Grand Total):

19. All Types of Development: Non-residential Floorspace

Use Class or Description	Existing Gross Internal Floorspace (sq m)	Gross Internal Floorspace Lost by Change of Use or Demolition (sq m)	Net Additional Gross Internal Floorspace Following Development (sq m)
Retail			
Financial and Professional Services			
Restaurants and Cafés			
Drinking Establishments			
Hot Food Takeaways			
Business			
General Industrial			
Storage or Distribution			
Hotels			
Residential Institutions			
Assembly and Leisure			
Non-residential Institutions			
Total			

20. Employment

Please provide information regarding employees

	Full time	Part time	Total Full time equivalent	Net additional
Existing employees				
Proposed employees				

21. Hours of Opening

Please state the hours of opening for each non-residential use proposed

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

22. Site Area

What is the site area of the development? 1.25 hectares

23. Industrial or Commercial Processes and Machinery

NONE – USED FOR STORAGE OF RESCUE PRATS

[illegible]

[illegible]

[illegible]

Please provide the maximum annual operational throughput of the following waste streams:

Municipal

Construction, demolition and excavation

Commercial and industrial

Hazardous

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

24. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below? Yes ✓ No Not applicable

If yes, please provide the amount of each substance that is [illegible]

Acrylonitrile (tonnes)	Ethylene oxide (tonnes)	Phosgene (tonnes)
Ammonia (tonnes)	Hydrogen cyanide (tonnes)	Sulphur dioxide (tonnes)
Bromine (tonnes)	Liquid oxygen (tonnes)	Flour (tonnes)
Chlorine (tonnes)	Liquid petroleum gas (tonnes)	Refined white sugar (tonnes)

Other: Other:

25. Certificates

[illegible] must be completed together with the Agricultural Holdings Certificate [illegible] application to

CERTIFICATE OF OWNERSHIP – CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article [illegible]

Signed: [illegible] Signed: Agent Date: DD/MM/[illegible]

[illegible] RUDYARD LAKE [illegible]

12/06/2[illegible]

CERTIFICATE OF OWNERSHIP – CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article [illegible]

Name of Owner Address Date Notice Sent

Signed: Applicant Signed: Agent Date: DD/MM/[illegible]

CERTIFICATE OF OWNERSHIP – CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article [illegible]

The steps taken were

Name of Owner Address Date Notice Sent

Notice of the application has been published in the following newspaper circulating in the area where the land is situated

On the following date (which must not be ea[illegible] than 21 days before the date of the application

Signed: Applicant Signed: Agent Date: DD/MM/[illegible]

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

[illegible]

Signed - Applicant | Signed - Agent | Date DD/MM/YYYY

AGRICULTURAL HOLDINGS CERTIFICATE

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

[illegible]

Signed - Applicant | Signed - Agent | Date DD/MM/YYYY

[illegible] 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 Stated below

Name of Tenant	Address	Date Notice Se

Signed - Applicant | Signed - Agent | Date DD/MM/YYYY

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form	✓	The correct fee	✓
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North	✓	3 copies of a design and access statement	✓
3 copies of other plans and drawings or information necessary to describe the subject of the application	✓	3 copies of the completed dated Article 7 Certificate Agricultural Holdings	
		3 copies of the completed dated Ownership Certificate A, B, C or D (as applicable)	✓

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans, drawings and additional information.

Signed - Applicant | Signed - Agent | Date (DD/MM/YYYY)

[signature] | 12/06/2008 | date cannot be applied

28. Applicant Contact Details

29. Agent Contact Details

30. Site Visit

25. Certificates

One Certificate A, B, C or D must be completed together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

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

Signed - Applicant | Or signed - Agent | Date (DD/MM/YYYY)

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

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

Name of Owner	Address	Date Notice Served
BRITISH WATERWAYS	64 CLARENDON ROAD, WATFORD, HERTS. WD17 1DA	09/07/08.

PLEASE NOTE THAT THE ACCESS ROAD (BEACHCROFT ROAD) IS THE PROPERTY OF LODYARD LAKE S.C.

Signed - Applicant | Or signed - Agent | Date (DD/MM/YYYY)

S K Power. | 09/07/08

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

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

The steps taken were

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper circulating in the area where the land is situated:

On the following date (which must not be earlier than 21 days before the date of the application)

Signed - Applicant | Or signed - Agent | Date (DD/MM/YYYY)

Lidget Concrete Ltd
Albion Drive, Lidget Lane Industrial Estate,
Thurnscoe, Rotherham S63 0BA
Tel: 01709 881844 Fax: 01709 881015
Web: www.lidget.co.uk Email: sales@lidget.co.uk

The complete design, manufacture and installation service

Specification:

Apex Garage building
26'3" / 8001mm (L) x 24'6" / 7468mm (W) x 8'3½" / 2527mm (H)

Construction:
Walls – 2¾" thick, steel re-enforced, machine vibrated pre-cast concrete panels with Canterbury spar pebbledash finish

Roof – Coverworld CR32 profile Plastisol coated (0.7mm thick) box profile steel sheets (choice of colours available) supported rafters constructed from 'angle profile' steel at suitable centres

Fascias – traditional timber fascias and verge boards

Garage Doors – two Hormann horizontal rib steel 'up and over' garage doors (powder coated, available in white or brown), of size 8'0" / 2438mm (W), 6'6" / 1981mm (H).

Access Doors – one Hormann vertical rib steel access door (power coated, available in white or brown), of size 3'0" / 914mm (W), 6'6" / 1981mm (H).

Our buildings are constructed from pre-cast concrete panels which are secured together using bolts at three points per joint, which are then sealed with industrial mastic.

Our buildings carry a 10 year structural guarantee.

We recommend that our buildings are erected upon a permanent concrete base of suitable thickness. We recommend a minimum of 4" thickness throughout. The base should be flat, level and square, and at least 6" longer and 6" wider than the external dimensions of the building to be supplied.



08/01200 FUL 23 JUN 2008 SMDC

ACCESS STATEMENT

Access to Rudyard Lake Sailing Club is obtained from the Rudyard to Biddulph Moor public road. Just beyond Horton School there is a turning into Reachiffe Road. This is a private tarmac road owned by Rudyard Lake Sailing Club. This gives access to the sailing club upper and lower car parks where the building will be unloaded.

Lidget Concrete Ltd
Albion Drive, Lidget Lane Industrial Estate,
Thurnscoe, Rotherham S63 0BA
Tel: 01709 881844 Fax: 01709 881015
Web: www.lidget.co.uk Email: sales@lidget.co.uk

The complete design, manufacture and installation service

Unloading Procedure:

Materials are securely transported in fabricated steel crates on our own transport, and are unloaded on site (where suitable access is available) via hand-pull forklift trucks. Where suitable access for the forklift is not available, trolleys/bogeys are used.

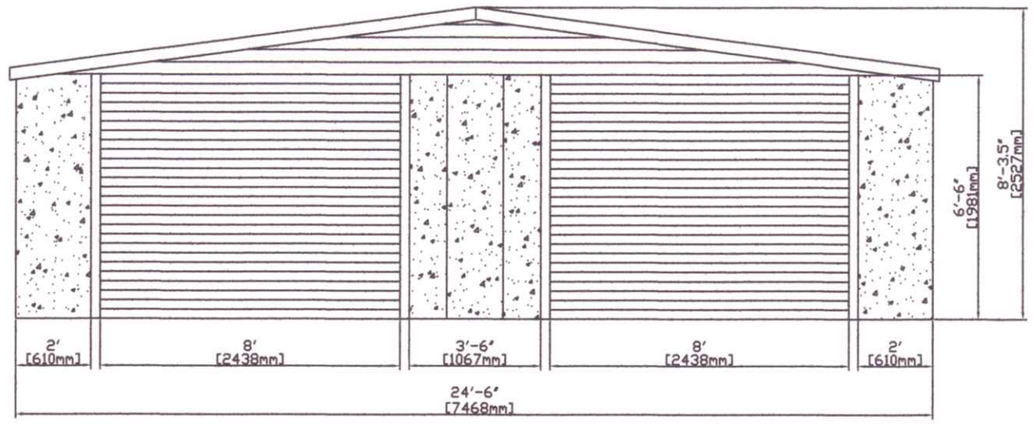


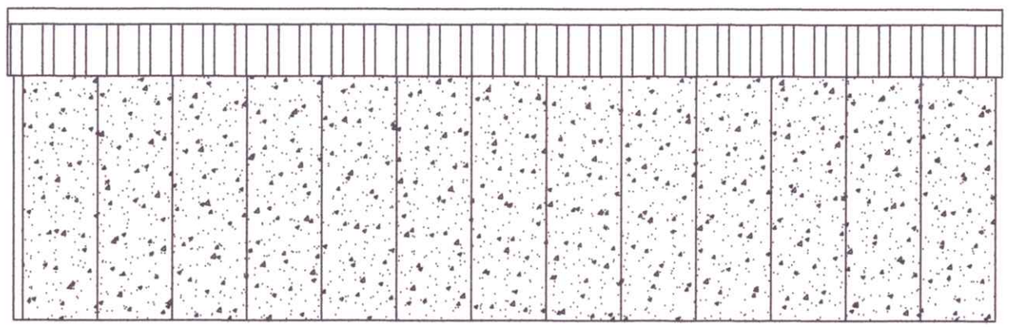
Manual handling of materials is restricted to a minimum, and all of our staff are aware of health and safety procedure and receive regular training and guidance.

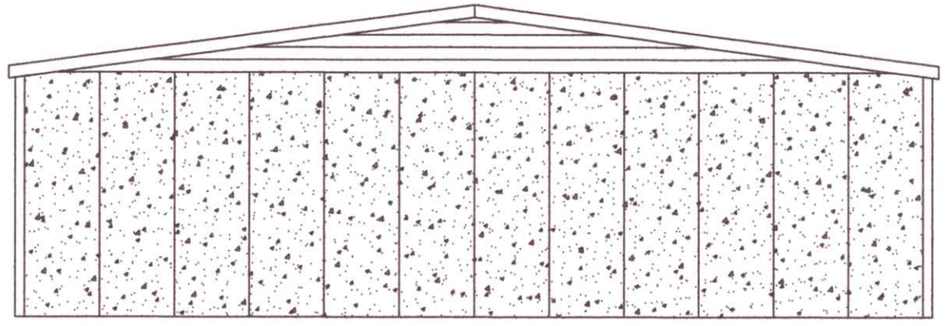


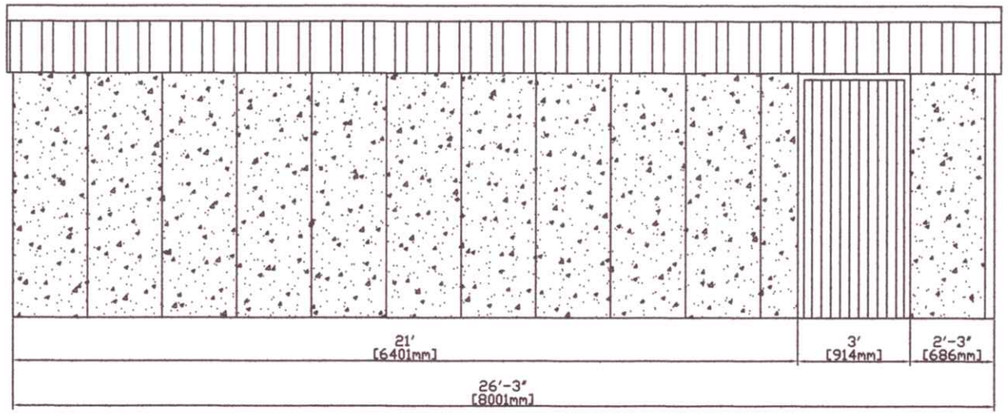
08/01200 FUL 23 JUN 2009 SMDC

Ref: A00007b









08/01200 FUL 23 JUN 2008 SMD

Lidget Concrete Ltd
Albion Drive, Lidget Lane Ind. Est.,
Thurnscoe, Rotherham S63 0BA
Tel: 01709 881844 / Fax: 01709 881015
Web: www.lidget.co.uk Email: sales@lidget.co.uk

Drawn by Simon Taylor
Questions/revisions to
simon.taylor@lidget.co.uk

Scale 1:50 | Drawn: 16/06/08

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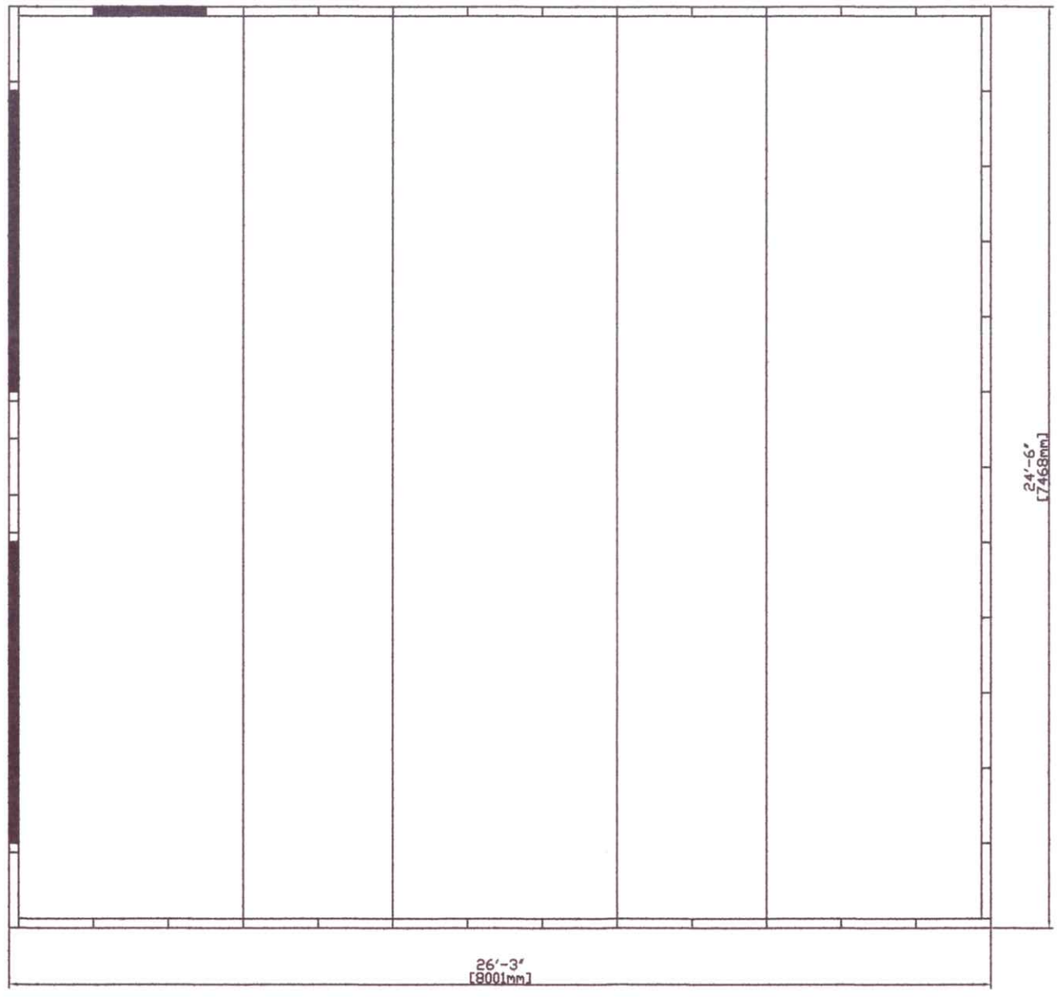
Ref: A00007a



08/01200/FUL — 23 JUN 2008 SMDC

Lidget Concrete Ltd
Albion Drive, Lidget Lane Ind. Est.,
Thurnscoe, Rotherham S63 0BA
Tel: 01709 881844 / Fax: 01709 881015
Web: www.lidget.co.uk Email: sales@lidget.co.uk

Drawn by Simon Taylor
Questions/revisions to
simon.taylor@lidget.co.uk

Scale 1:50 | Drawn: 16/06/08

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