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

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: Upper Dale Manor
Dunwood lane

Town/City: Endon
County: Staffordshire Moorlands
Country:
Postcode: ST9 9AP

	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: Mr | First Name: David | Surname: Breakwell

Company name: Sammons Architectural Ltd

Street address: 10
Cawdry Buildings
Fountain Street

Town/City: Leek
County: Staffordshire
Country: England
Postcode: ST13 6JP

	Country Code	National Number	Extension Number
Telephone number:		01538 386002	
Mobile number:			
Fax number:			

Email address: david@sammonsltd.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Construction of field access

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:

Street address:

Dunwood Lane

Town/City: Endon

County: Staffordshire Moorlands

Postcode: ST9 9AP

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

Easting: 394626

Northing: 354789

Description:

Land opposite Upper Dale Manor

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: Mr First name: Jake Surname: Derry

Reference: e-mail

Date (DD/MM/YYYY): 29/07/2008 (Must be pre-application submission)

Details of the pre-application advice received:

Recognises advantages of keeping livestock off this section of road. Prefers larger splay although accepts that this would involve removal of more hedgerow.

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)

D&AS and plan 2007.1441

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:

dry stone wall and hedgerow

Description of *proposed* materials and finishes:

dry stone wall

10. Materials (continued)

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

Concrete

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:

D&AS

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

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:

Grazing land

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 or gain 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? 95.60 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:

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 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: David Surname: Breakwell

Person role: Agent Declaration date: 30/10/2008 ☒ 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: ◉

Notice recipient	Date notice served

Title: Mr First Name: David Surname: Breakwell

Person role: Agent Declaration date: 30/10/2008 ☒ 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 30/10/2008

DESIGN AND ACCESS STATEMENT

PROPOSAL : **Construction of new field access**
ADDRESS : **Land opposite Upper Dales Manor**
APPLICANT : **Mr M Pointon**
DATE : **October 2008** **JOB No.** : **2007.1441**

DESIGN

ASSESSMENT

Assessment Area

The application proposes a new field access on land opposite Upper Dales Manor to remove the need for livestock to use this section of Dunwood Lane. At present livestock travel from the applicant's fields at the rear of Upper Dales Manor to the field via its gated access to the north. This proposal enables that journey to be made by merely herding the livestock across the road rather than along the lane.. The site is located in an open countryside location. Accordingly, the Assessment Area has been chosen as the area within a 100m radius of the application site frontage.

Physical

The physical characteristics of the Assessment Area that inform the proposal relate principally to natural stone boundary walls and hedgerows against highway boundaries and timber post and rail fencing and hedgerows for field boundaries. Gates are predominantly metal or timber bar farm gates.

Planning Policy

The Development Plan for the area consisits of the Staffordshire and Stoke On Trent Structure Plan and the Staffordshire Moorlands Local Plan. Policies relevant to this proposal are contained in the local plan. The site is in the open countryside designated as Green Belt and as a Special Landscape Area. Policy N2 resists all inappropriate development except in very special circumstances. Policies N8 and N9 encourage quality development in the Special Landscape Area.

Paragraph 1.4 of PPG2 Green Belts states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Paragraph 3.1 also states a strong presumption against inappropriate development in the Green Belt. Paragraph 3.12 states that the statutory definition of development includes engineering and other operations, and the making of any material change in the use of land, and that the carrying out of such operations and the making of material changes in the use of land are inappropriate development unless they maintain openness and do not conflict with the purposes of including land in the Green Belt.

EVALUATION

The application follows pre-application consultation with the County Highway Service when it was agreed that highway safety would be improved if livestock was removed from this narrow and winding lane. In terms of very special circumstances, the proposal rests on the clear improvements to highway safety that are delivered by the proposal; the limited scale of area that is taken out of the adjoining paddock to provide that level of improvement; and the respect the design of the proposal pays to the character of the area. Given the nature of natural boundaries in the area, it is considered that alterations to the existing access should adopt materials that respect the character of the countryside within which the site is located.

DESIGN

Summary: It is proposed to provide a field access with 12.5m visibility in each direction and with the access gate set back 12.5m from the edge of carriageway. The boundaries of the access works are proposed to be dry stone walls and hedgerows. The application therefore proposes the removal of 25m of hedgerow is proposed to be removed. The works also require the felling of three hedgerow trees. The application proposes replacement hedgerow planting behind the proposed stone wall and the planting of two replacement trees. The area between the two new splays is proposed to be concreted. It is important to note from a Green Belt point of view that the works to the access will not remove openness – it actually adds to the feeling of openness at Dunwood Lane which otherwise has a very enclosed nature.

Use: The application proposes a new field access visibility splay.

Amount: The proposed area measures about 95 sq.m.

Layout: The general position of the access is dictated by the position of the existing access on the opposite side of the road. However, within these constraints the access gates are proposed to be set back, giving a suitable level of visibility.

Scale: The proposed dry stone walls are to be 1.35m high to match the existing walls along Dunwood Lane.

Landscaping: The proposal incorporates new hedgerow planting and tree planting.

Appearance: The appearance of the proposal will reflect the character of the existing access and of Dunwood Lane generally by using natural materials.

ACCESS

VEHICULAR AND TRANSPORT LINKS

The application proposes a new access with appropriate visibility. The proposal therefore aids highway safety by a significant reduction in the length of Dunwood Lane being used by livestock.

INCLUSIVE ACCESS

The proposal raises no inclusive access issues.