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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

08/01007 FUL 16 [illegible] SMDC

Street address: RUE HILL FARM
RUE HILL
CAULDON LOWE
Town/City:
County: STAFFORDSHIRE
Country: ENGLAND
Postcode: ST10 3HD

	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: TREVOR | Surname: MOUNTFORD

Company name: SMYTHEMAN ARCHITECTURAL SERVICES

Street address:
12 HIGH STREET
TEAN
Town/City: STOKE-ON-TRENT
County: STAFFORDSHIRE
Country:
Postcode: ST10 4DZ

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

Email address: trevor@smytheman.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

TWO STOREY EXTENSION TO REAR OF PROPERTY AND SINGLE STOREY EXTENSION TO SIDE

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: | Suffix:

House name: RUE HILL FARM

Street address: RUE HILL

CAULDON LOWE

Town/City:

County: STAFFORDSHIRE

Postcode: ST10 3HD

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

Easting: 409205

Northing: 347936

Description:

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: MIKE Surname: GREEN

Reference:

Date (DD/MM/YYYY): 27/02/2008 (Must be pre-application submission)

Details of the pre-application advice received:

A MEETING BETWEEN THE CLIENT AND M. GREEN WAS HELD ON 27 FEB '08 TO DISCUSS A REVISED SUBMISSION AND A FURTHER MEETING BETWEEN THE CLIENT, M. GREEN AND T. MOUNTFORD WAS HELD ON 25 APRIL '08 TO DISCUSS SCHEME PREPARED FOLLOWING PREVIOUS MEETING. M. GREEN WAS GENERALLY IN SUPPORT OF THE SCHEME BUT MADE SUGGESTIONS AS TO SIZE AND NUMBER OF WINDOWS, THESE SUGGESTIONS HAVE BEEN TAKEN INTO ACCOUNT IN THE PREPARATION OF THIS SUBMISSION.

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: 08/01007 FUL 10.[illegible] - SMDC

NATURAL STONE

Description of *proposed* materials and finishes:

NATURAL STONE TO MATCH EXISTING

10. Materials (continued)

Roof - description:

Description of *existing* materials and finishes:

PLAIN CLAY TILES

Description of *proposed* materials and finishes:

PLAIN CLAY TILES TO MATCH EXISTING

Windows - description:

Description of *existing* materials and finishes:

PVC-U

Description of *proposed* materials and finishes:

TO LOCAL AUTHORITY APPROVAL

Doors - description:

Description of *existing* materials and finishes:

STAINED TIMBER, PAINTED SOFTWOOD

Description of *proposed* materials and finishes:

TO LOCAL AUTHORITY APPROVAL

Boundary treatments - description:

Description of *existing* materials and finishes:

NOT AFFECTED

Description of *proposed* materials and finishes:

NOT AFFECTED

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

NOT AFFECTED

Description of *proposed* materials and finishes:

NOT AFFECTED

Lighting - add description

Description of *existing* materials and finishes:

NOT AFFECTED

Description of *proposed* materials and finishes:

NOT AFFECTED

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:

2503-04 LOCATION PLAN
2503-05 SITE PLAN AS PROPOSED
2503-SP5 SCHEME PROPOSALS
DESIGN & ACCESS STATEMENT

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

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

0801007 FUL

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

SMDC

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:

PRIVATE DWELLING

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 ( ) Unknown

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? 1028 sq.metres 08/01007 FUL SMDC

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: TREVOR Surname: MOUNTFORD

Person role: Agent Declaration date: 14/05/2008 ☒ 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: ○

Title: Mr First Name: TREVOR Surname: MOUNTFORD

Person role: Agent Declaration date: 14/05/2008 ☒ 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 14/05/2008

08/01007 FUL 19 [illegible] SMDC

PROPOSED EXTENSION AND ALTERATIONS TO RUE HILL FARM, CAULDON LOWE, STAFFS, ST10 3HD FOR MRS Y GOULDBURN.

PLANNING APPLICATION
DESIGN AND ACCESS STATEMENT

08/01007 FUL 16 [illegible] - SMDC

JOB NO 2503
May 2008

JOB NO 2503
PROPOSED EXTENSION AND ALTERATIONS TO RUE HILL FARM, CAULDON LOWE STAFFS FOR MRS Y GOULDBURN.

PLANNING APPLICATION DESIGN AND ACCESS STATEMENT.

Use of the development and relevant planning considerations:-

The development is required to allow the applicant to provide accommodation for dependant relatives whilst affording them a certain level of independence.

Site Analysis

The dwelling has a date stone which suggests that the house was built during the latter half of the nineteenth century

The house is constructed from natural stone walls with plain clay tiled roofs in a traditional 'T' shape configuration, the main house being two storey with an attached two storey cowshed and two single storey storage sheds to each end of the main elevation to Rue Hill.

There has been one small single storey extension to the rear of the house to form a bathroom.

Design concept and principles

This application is for the conversion of the existing cowshed to form a Living Room with Bedroom above and the erection of a two storey extension to form a separate Dining Room with a further Bedroom and family Bathroom above.

The existing single storey lean-to storage shed will be rebuilt and extended to form an Entrance Vestibule, Farm Office and Boot Room.

08/01007 FUL SMDC

The accommodation will be used by the applicant, and her family, who is the principal carer of her elderly parents who will occupy the existing part of the house.

Design Solutions

The design of this proposal as with all good architectural design has arisen out of meeting the functional needs and financial limits of the client, whilst at the same time ensuring that a 'well planned' developments results.

Functional need

The conversion and extension creates an attached annexe which affords easy access from the main house.

External appearance

The proposed extension has been designed to be sympathetic to the existing appearance of the house and does not add to the overall mass of the building to any large degree.

The proposed extension will be built from natural stone and clay plain roof tiles all to match the existing house in colour and texture.

Consultations

In the preparation of this application, two meetings have been held with Mr. Mike Green – Head of Development Control SMDC – and his recommendations have been incorporated in the scheme proposals.

08/01007

Community Involvement

This is a relatively minor development and in order to control development costs there has been no formal attempt to engage with the community about this proposal. It is understood that neither planning law nor the Council's Statement of Community involvement (SCI) requires any such consultation.

The applicant is however prepared to meet and show around their premises any member of the public or elected member who wishes to understand more about this proposal.

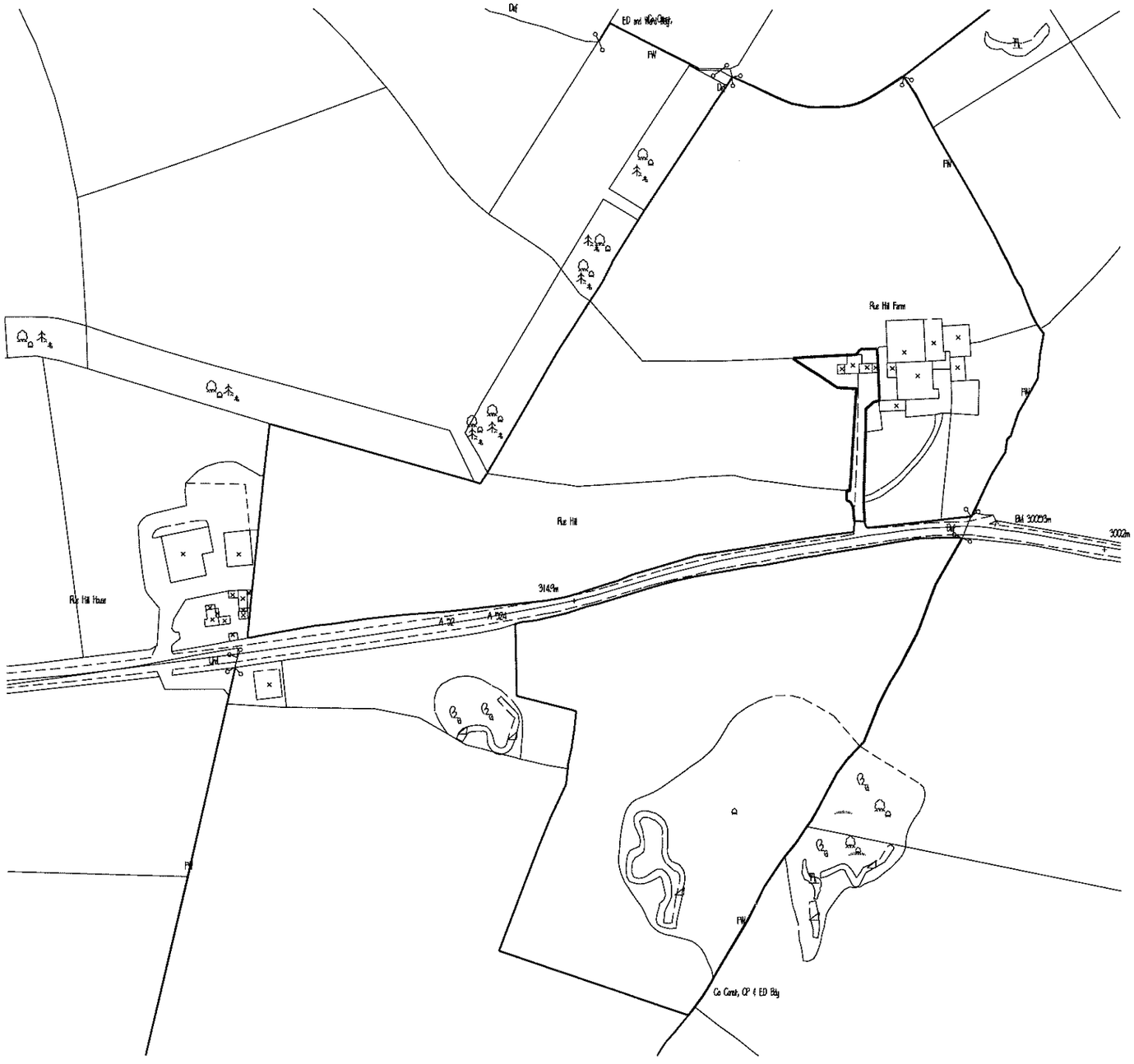
Access

The site is in an existing established location with the local highway network providing good vehicular access to the property.

The building has been designed to comply with the building regulations and will accordingly meet all requirements with regard to disabled access.

08/01007/FUL

16 APR 2008 - SMDC



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all heights, sizes and dimensions should be checked on site by the contractor before any work is put in hand

figured dimensions should be taken in preference to scaling and any errors or omissions reported to the architect at once

MRS. Y. GOULDBURN

PROPOSED EXTENSION AND ALTERATIONS TO RUE HILL FARM, CAULDON LOWE

LOCATION PLAN

1:2500

2503-04

N

This drawing has been prepared in accordance with the C.D.M. (Construction Design and Management) Regulations and all foreseeable design risks to those involved or affected by construction have been avoided wherever possible.

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