18/00587/

SMD

Part 1

Application for Planning Permission.
Town and Country Planning Act 1990

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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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: A
Surname: Agnew
Company name:
Street address: Hot Lane Farm
33 Hot Lane
Town/City: Biddulph Moor
County: Staffordshire Moorlands
Country:
Postcode: ST8 7HP

	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 Moorlands
Country:
Postcode: ST13 6JP

	Country Code	National Number	Extension Number
Telephone number:		01538386002	
Mobile number:			
Fax number:			

Email address: sammonsltddavidb@aol.com

Description of the Proposal

Please describe the proposed development including any change of use:
Alterations and improvements to existing vehicular access and parking/turning facilities.
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: 33 Suffix:

House name:

Street address: Hot Lane

Biddulph Moor

Town/City: STOKE-ON-TRENT

County:

Postcode: ST8 7HP

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

Easting: 394709

Northing: 351872

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: Rob Surname: Duncan

Reference:

Date (DD/MM/YYYY): 06/09/2007 (Must be pre-application submission)

Details of the pre-application advice received:

That new access and drive in adjoining field would be resisted. Suggested that proposal be focussed on amending existing access, which this proposal does.

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)

shown on Drawing 2007-1489-01

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):

Boundary treatments - description:

Description of *existing* materials and finishes:

Rural stone wall

Description of *proposed* materials and finishes:

Rural stone wall

10. Materials (continued)

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Irregular

Description of *proposed* materials and finishes:

Angular chippings

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:

Design and 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
Cars	2	4	2

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

No foul sewage produced by proposal

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

4. Biodiversity and Geological Conservation

s there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land djacent to or near the application site:

) Protected and priority species

) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

) Designated sites, important habitats or other biodiversity features

) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

Features of geological conservation importance

) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

5. Existing Use

ease describe the current use of the site:

rt curtilage of veterinary surgery, part paddock

the site currently vacant? ( ) Yes (•) No

es the proposal involve any of the following:

nd which is known to be contaminated? ( ) Yes (•) No

nd where contamination is suspected for all or part of the e? ( ) Yes (•) No

roposed use that would be particularly vulnerable to the presence of ntamination? ( ) Yes (•) No

plication advice

ou 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? 00.03 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 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: 14/03/2008 ☒ 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: 14/03/2008	☒ 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 20/03/2008

DESIGN AND ACCESS STATEMENT

PROPOSAL : **Amendments to existing vehicular access and parking and turning area**
ADDRESS : **Hot Lane Farm, Hot Lane, Biddulph Moor**
APPLICANT : **Mr A Agnew**
DATE : **March 2008** **JOB No.** : **2007.1489**

DESIGN

ASSESSMENT

Assessment Area

The Application proposes improvements to an existing vehicular access to serve a veterinary surgery and associated vet's dwelling. 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.

Social

The existing access has poor visibility for drivers leaving the site.

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.

08/00648/

EVALUATION

The application follows pre-application consultation with the Planning Service when it was agreed that it would be more appropriate to improve the existing access rather than to provide a new access in the adjoining field linked to the site by a new access road. 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 remove the existing gate which is set back 4.5m from the highway edge, and reposition it 5.8m back. To the north of the existing access about 7m of dry stone wall is proposed to be taken down and rebuilt on a new line giving improved visibility. To the south about 6m of hedgerow is proposed to be removed and replaced by a new dry stone wall set at a 45 degree splay. The area between the two new splays is proposed to be tarmacked. The area behind the repositioned gate is proposed to be extended to provide enhanced parking and car turning facilities. The improved visibility works will remove about 6 sq.m. from the adjoining paddock, and the improved parking and turning facilities will remove about 115 sq.m. from the paddock. 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 Hot Lane. The improvements to the parking and turning area similarly replace one form of openness with another except when vehicles are parked there. The new southern edge to this area will be marked by a post and rail fence and hedgerow planting.

Use: The application proposes 3 distinct areas- a new visibility splay at the site entrance, an enlarged vehicle manoeuvring area and an area that will accommodate 4 cars.

Amount: The existing access forecourt measures about 27 sq.m.; the proposed area measures about 72 sq.m. The parking and turning area is proposed to be enlarged by about 12 sq.m.

Layout: The general position of the access and parking/turning area are dictated by the position of the existing access and the buildings around the courtyard. However, within these constraints the access gates are proposed to be set back, given enhanced visibility, and the parking/turning facility enlarged to the south.

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

Landscaping: The proposal incorporates new hedgerow planting along the southern line of the new parking spaces.

Appearance: The appearance of the proposal will reflect the character of the existing access and of Hot Lane generally by using natural materials. New and rebuilt dry stone walls be be used alongside the road, and a timber post and rail fence will be placed at the junction of the new site boundary with the adjoining paddock.

ACCESS

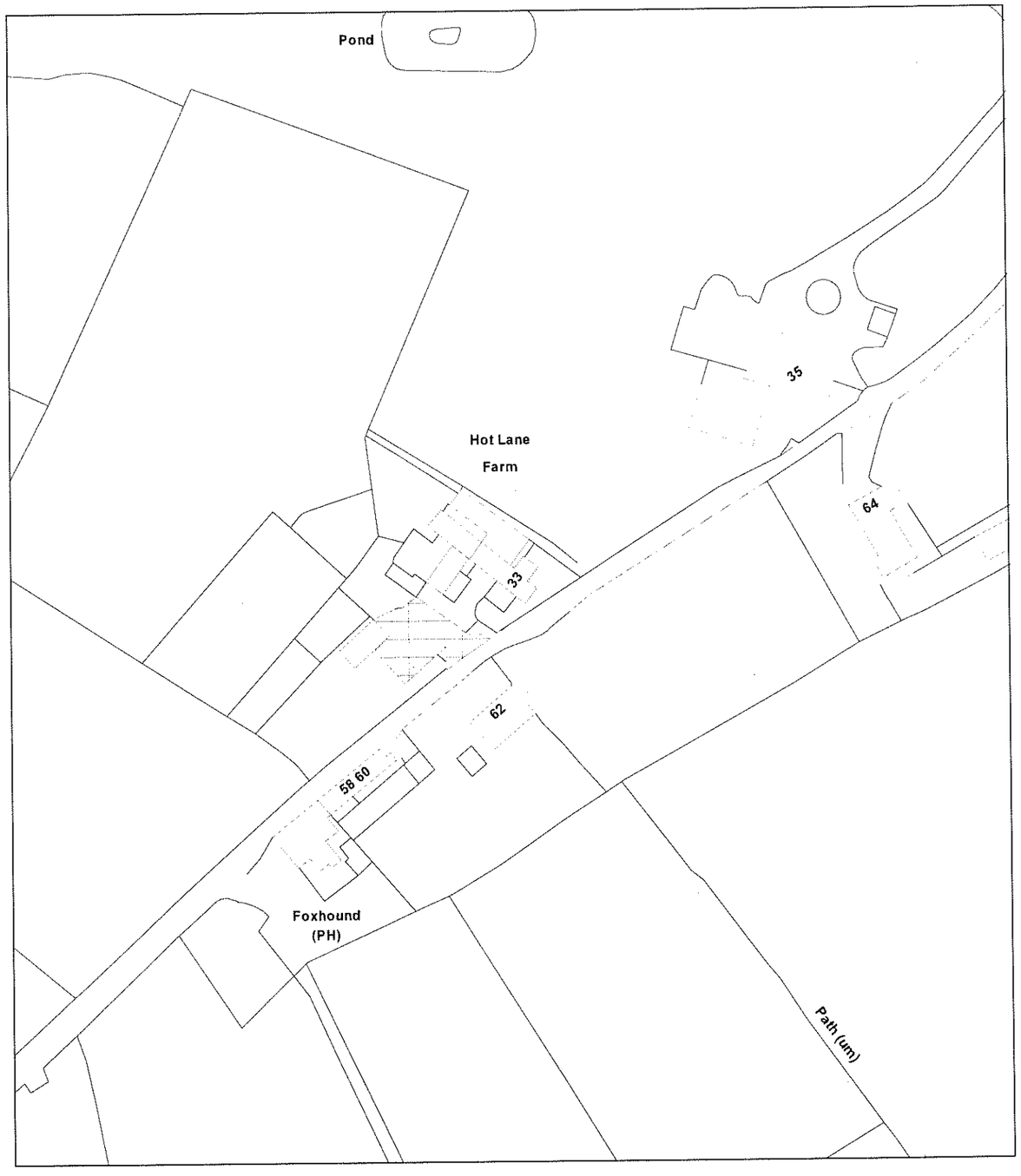
VEHICULAR AND TRANSPORT LINKS

The application proposes an improved access with better visibility and manoeuvring facilities. The proposal therefore aids highway safety.

INCLUSIVE ACCESS

The proposal raises no inclusive access issues.

Reference:	08/00648/FUL Biddulph



Scale : 1:1250

© Crown copyright. All rights reserved.
Staffordshire Moorlands District Council.
Licence no. 100018384. 2007.

Organisation	Not Set
Department	Not Set
Comments	Not Set

PDF Created with deskPDF PDF Writer - Trial :: http://www.docudesk.com

Arena

P/R

P/R

h/stand

rough ground

rough ground

R/W

RNP

RNP

MH

MH

MH

parking

yard

hawthorn hedge

post and rail fence

timber edging

stone salt edging

hardstand
to be extended

extg 5 bar gate
repositioned

extg 5 bar timber
gates repositioned

stone salt edging

dotted outline
of tree removed

hawthorn hedge

post and rail fence

dry stone wall

tarmac
entrance

EPLP

o/h cable

dry stone wall

R/W

MH

Hot Lane

G

RNP

SV

G

wall

SV

wall

o/h cable

tarmac

SV

wall

TP

Site Plan

PROPOSAL SCHEME

It is proposed to improve the existing access as follows :-

- the existing gates are to be removed and set aside for reuse.
- the existing hedgerow is to be cut back to allow the access to be widened.
- a new approx 1.35m high dry stone wall is to be formed either side of the improved access as indicated, incorporating a personnel gate to provide access to the farm.
- the existing double gates are to be repositioned between the new dry stone wall opening.
- the improved access is to have a tarmac surface finish to County Council specification.
- existing tree to be removed.
- a parking area is to be created for 4 no. vehicles, demarked with stone setts and surfaced with angular chippings. The rear and side edges are to be formed with timber edgings.
- the existing concrete yard area is to be extended up to the new parking area.
- a new timber post and rail fence is to be erected behind parking bays which is to incorporate the single 5 bar gate previously removed. A hawthorn hedgerow is to be planted behind the fence in a double staggered row.

AGNEW EQUINE

PROPOSED ALTERATIONS TO FORM
NEW ACCESS AT
HOT LANE FARM, HOT LANE
BIDDULPH MOOR, ST8 7HP.

PROPOSAL PLAN

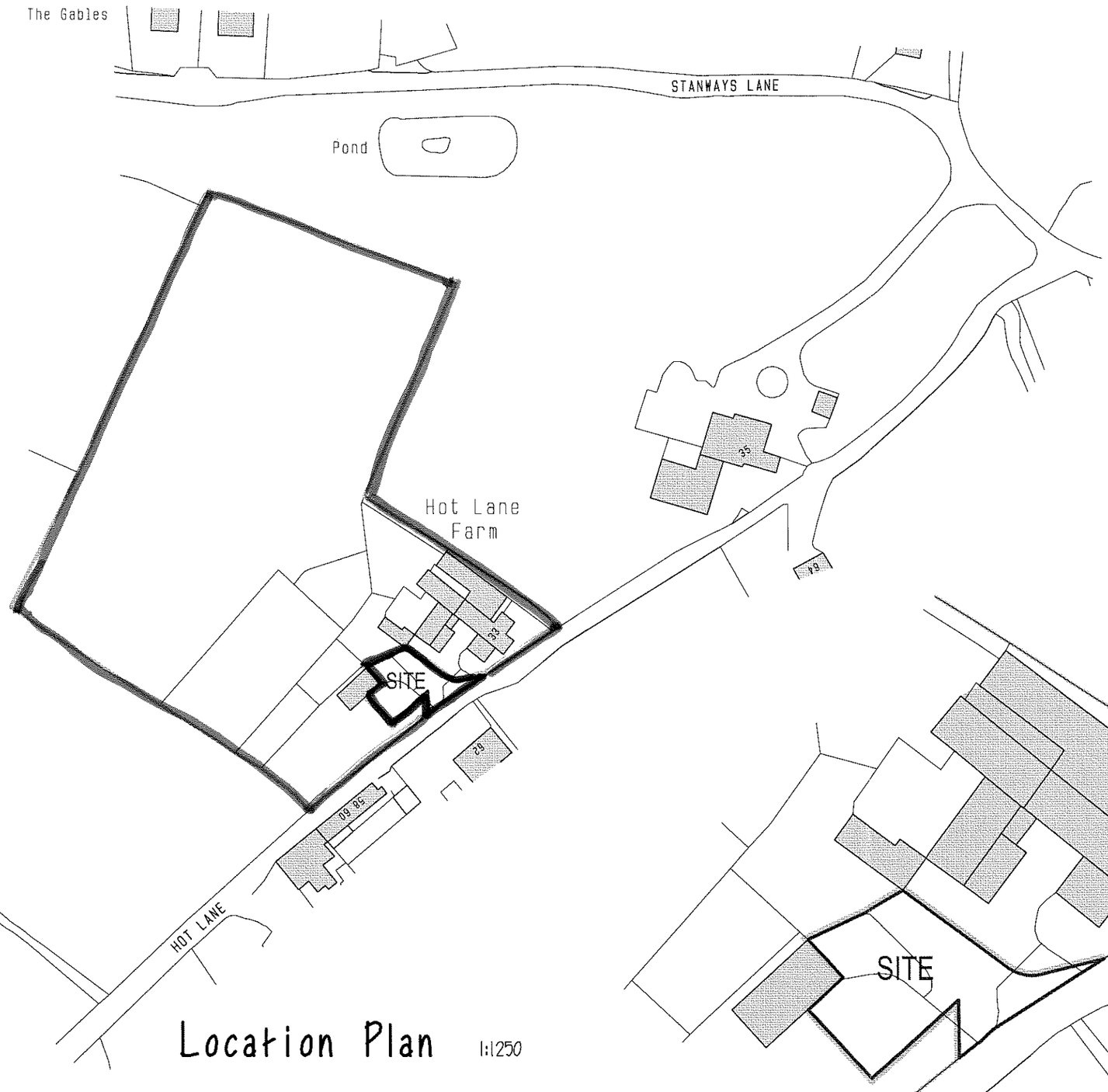
Date	Sheet	Scale
MARCH 2008	A3	1:200
Drg No.	Rev.	Drawn
2007-1489-01	-	RG
Rev.		

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists

10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: sammonsltd@aol.com

This drawing is copyright. Do not scale.
All dimensions must be checked prior to commencement.

PDF Created with deskPDF PDF Writer - Trial :: http://www.docudesk.com



Location Plan 1:1250

Block Plan 1:500

Crown Copyright 2008. All rights reserved. Licence number 100020449

AGNEW EQUINE

PROPOSED ALTERATIONS TO FORM
NEW ACCESS AT
HOT LANE FARM, HOT LANE
BIDDULPH MOOR, ST8 7HP.

LOCATION AND BLOCK PLANS

Date	Sheet	Scale
MARCH 2008	A3	1:1250 + 1:500
Drg No.	Rev.	Drawn
2007-1489-02	-	RG
Rev.		

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists
10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: sammonsltd@aol.com

This drawing is copyright. Do not scale.
All dimensions must be checked prior to commencement.