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as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.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

Company name:

Street address: 192 ARMSHEAD ROAD
WERRINGTON

Town/City: STOKE-ON-TRENT
County: STAFFORDSHIRE
Country:
Postcode: ST9 0EL

| | 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: JASON | Surname: KNIGHT

Company name: JPK DESIGN LIMITED

Street address: 83 DIMSDALE PARADE EAST
WOLSTANTON

Town/City: NEWCASTLE-UNDER-LYME
County: STAFFORDSHIRE
Country: ENGLAND
Postcode: ST5 8DP

| | Country Code | National Number | Extension Number |
|---|---|---|---|
| Telephone number: | 01782 | 622321 | |
| Mobile number: | | | |
| Fax number: | 01782 | 622323 | |

Email address: karen.stone@jpkdesign.co.uk

## 3. Description of the Proposal

Please describe the proposed development including any change of use:
PROPOSED MENAGE

Has the building, work or change of use already started? ( ) Yes (•) No

08/01622 FUL 28 AUG 2008 / SMDC

## 4. Site Address Details

Full postal address of the site (including full postcode where available) Description

House: 0 Suffix:

House name:

Street address: CLOUGH LANE

HULME

Town/City: STOKE-ON-TRENT

County: STAFFORDSHIRE

Postcode: ST9 0DD

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

Easting: 393265

Northing: 346670

## 5. Pre-application Advice

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

## 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:

N/A

Description of *proposed* materials and finishes:

FENCE POSTS AND CROSS RAILS

**Roof - description:**

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

**Windows - description:**

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

## 10. Materials (continued)

**Doors - description:**

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

**Boundary treatments - description:**

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

**Vehicle access and hard standing - description:**

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

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 | 20 | 20 | 0 |

## 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

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

08/01622 FUL 20/3/2008 / SMDC

## 15. Existing Use

Please describe the current use of the site

GRAZING LAND FOR HORSES

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 |
|---|---|---|---|---|---|---|---|
| A1 | | | | | | | ☒ |
| A2 | | | | | | | ☒ |
| A3 | | | | | | | ☒ |
| A4 | | | | | | | ☒ |
| A5 | | | | | | | ☒ |
| B1A | | | | | | | ☒ |
| B1B | | | | | | | ☒ |
| B1C | | | | | | | ☒ |
| B2 | | | | | | | ☒ |
| B8 | | | | | | | ☒ |
| C1 | | | | | | | ☒ |
| C2 | | | | | | | ☒ |
| D1 | | | | | | | ☒ |
| D2 | | | | | | | ☒ |
| Other | | | | | | | ☒ |

## 22. Site Area

What is the site area? 0.04 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:

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: G. Surname: BOWKER

Person role: Applicant Declaration date: 26/08/2008 ☒ 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: ○

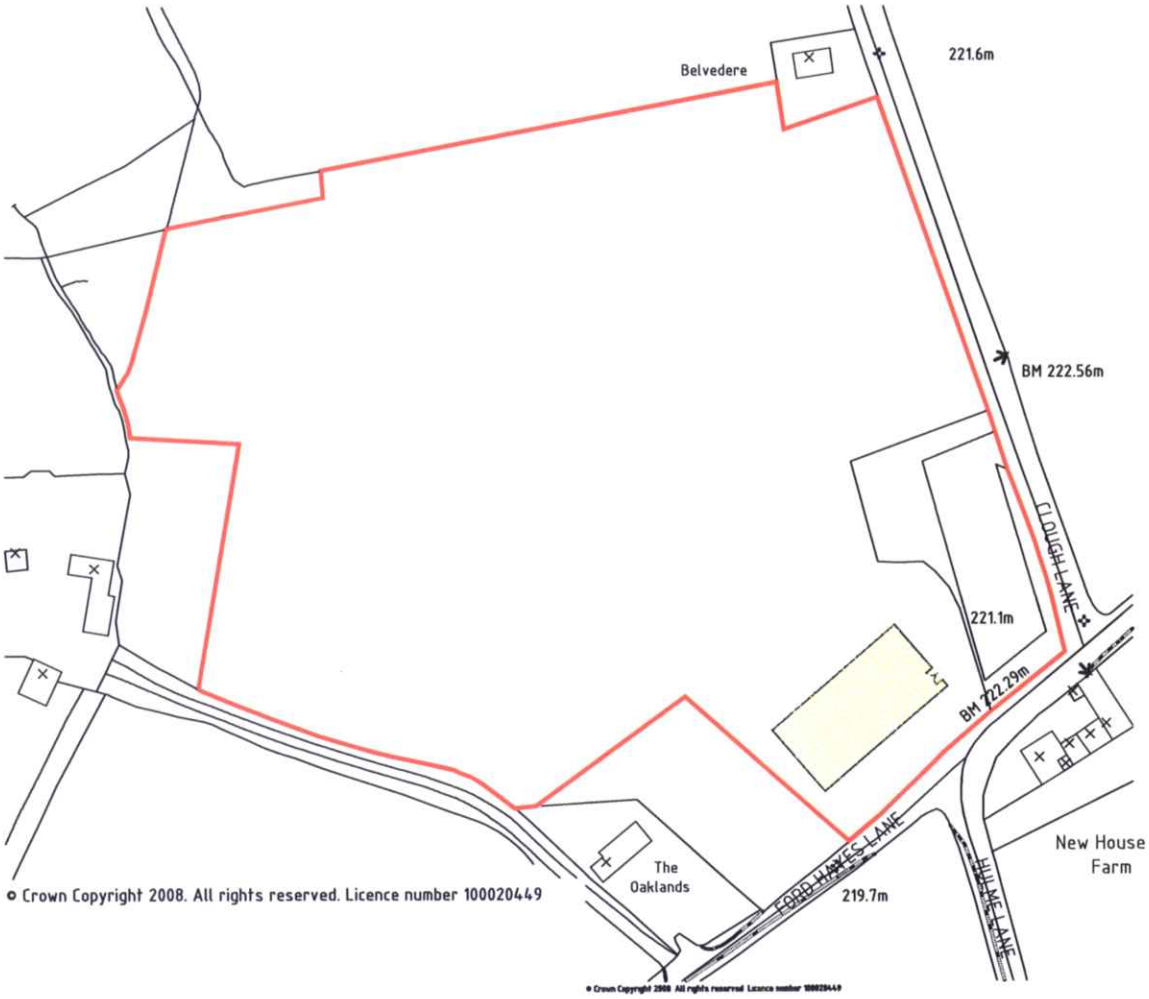
Title: Mr First Name: G. Surname: BOWKER

Person role: Applicant Declaration date: 28/08/2008 ☒ 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 28/08/2008




Proposed Location Plan 1:1250

08/01622/FUL 26/7/08/SWDC

| REV. | DATE | NOTE |
|---|---|---|

THIS DRAWING / DESIGN IS NOT TO BE REPRODUCED WITHOUT PRIOR CONSENT
TO BE READ IN CONJUNCTION WITH ALL STRUCTURAL OR OTHER SPECIALIST DRAWINGS / DETAILS AND IS NOT TO BE SCALED
ALL CONTRACTORS ARE TO CHECK GIVEN DIMENSIONS AND VERIFY ANY DISCREPANCY WITH JPK DESIGN LTD PRIOR TO CONSTRUCTION
COMMENCEMENT OF WORKS PRIOR TO FULL PLANNING / BUILDING REGULATIONS APPROVAL IS AT CONTRACTORS OWN RISK

JPK DESIGN LTD
CONCEPT DESIGN REALISATION
Specialists in **Architectural Design**
JPK Design Ltd. 83 Dimsdale Parade East, Wolstanton
Newcastle, Staffordshire. ST5 8DP
t: 01782 622521 e: jason.knight@jpkdesign.co.uk

DRAWING TITLE
Location Plan

PROJECT
Proposed Menage at Clough Lane, Hulme,
Stoke-on-Trent, Staffordshire

CLIENT
Geoff Bowker

| SCALE | DRG. No. |
|---|---|
| 1:1250 | 08/3/2407/2 |
| DATE: August 2008 | |
| DRAWN BY: R, Winkle | |




# Block Plan 1:500

*The dimensions on this drawing are approximate and have been scaled from ordnance survey data, therefore JPK Design can not guarantee the accuracy*

Proposed Menage at Clough Lane, Hulme,
Stoke-on-trent, Staffordshire
Geoff Bowker

JPK DESIGN LTD
Specialists in **Architectural Design**
JPK Design Ltd. 83 Dimsdale Parade East, Wolstanton
Newcastle, Staffordshire. ST5 8DP
t: 01782 622321 e: jason.knight@jpkdesign.co.uk

# Design and Access Statement

Proposed Menage at Clough Lane, Hulme, Stoke-on-Trent, Staffordshire for Mr. G. Bowker

## Assessment

The site of the proposed Menage is a plot of land at Clough Lane, Hulme, which is currently used for grazing. The area of Hulme mainly consists of small holdings/farms with agricultural/grazing land.

Hulme is approximately 1/2 mile from the main A52 Ash Bank Road which has convenience stores and has access to public transport routes to all major towns.

## Design

It is proposed to site the ménage at the south east part of the land, adjacent to Ford Hayes Lane.

The area of the site is 3.039 hectares. The floor area of the ménage is approximately 802m², which can be accommodated on the land confortably.

The ménage will have fence posts and cross rails around the perimeter with double gates.

Landscaping is not relevant to this application.

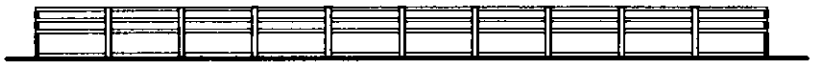
## Access

Access is gained to the site from Clough Lane which has ample parking facilities for approximately 20 cars on a level tarmac surface.

08/01022 FUL 28 AUG 2008 SMDC



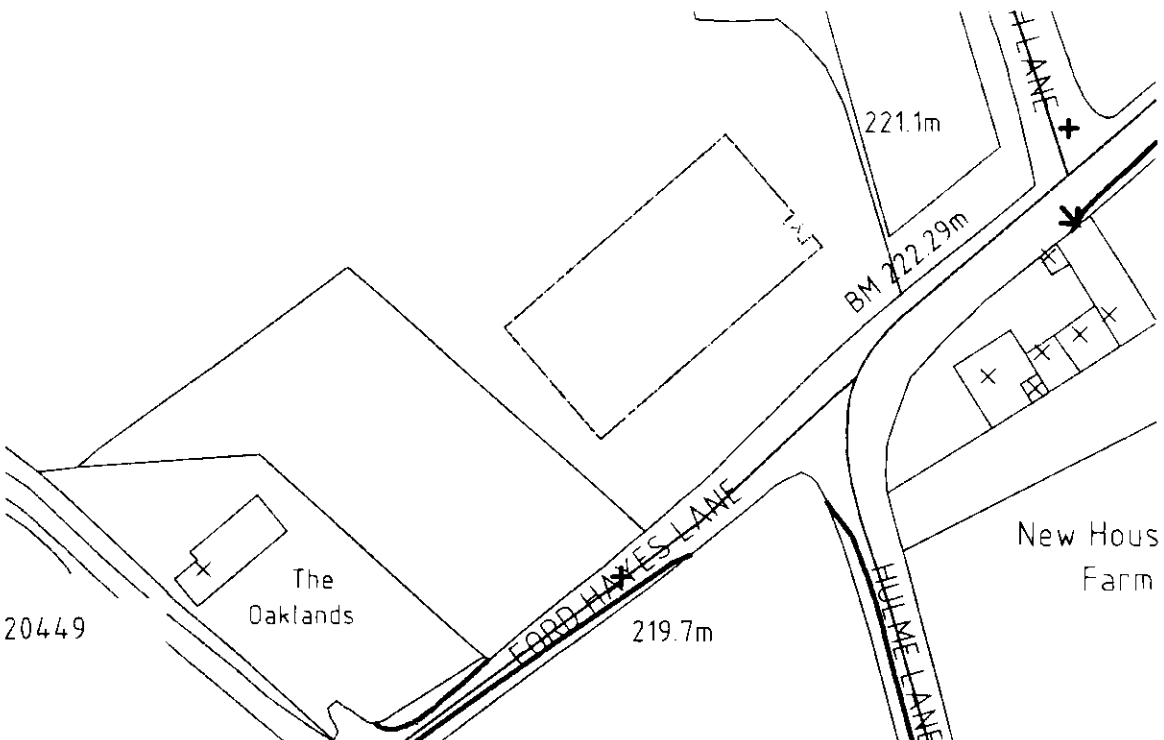
# Proposed Side Elevations



# Proposed End Elevation

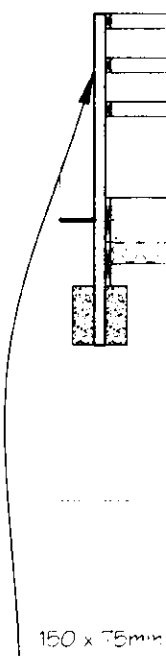


# Proposed End Elevation




© Crown Copyright 2008. All rights reserved. Licence number 100020449

# Proposed Block Plan 1:1000



150 x 75mm
posts, concr
pressure tar
38mm.

Pressure tar
38mm, to fi
surface finis