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 applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

09/00678 FUL SMDC

1. Applicant Name, Address and Contact Details

Title: Mr | First name: S. | Surname: PARRISH

Company name:

Street address: COCKINGS FARM
HANDLEY BANKS
CAVERSWALL
Town/City: STOKE-ON-TRENT
County: STAFFORDSHIRE
Country:
Postcode: ST11 9EX

	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: 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 STEEL FRAME BUILDING

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: Cockings Farm

Street address: Caverswall Common

Caverswall

Town/City: STOKE-ON-TRENT

County:

Postcode: ST11 9EX

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

Easting: 395134

Northing: 344157

Description:

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. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ 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:

CLAD ON THE OUTSIDE WITH YORKSHIRE BOARDING

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

STEEL CORRUGATED CLADDING

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:

HEDGES

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

CONCRETE

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

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

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

FARM / AGRICULTURAL

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, gain or change of use 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? 7318 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:

FARMING

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: S. Surname: PARRISH

Person role: Applicant Declaration date: 06/07/2009 ☒ 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: S. Surname: PARRISH

Person role: Applicant Declaration date: 06/07/2009 ☒ 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 06/07/2009

Design and Access Statement

09/00678

Proposed Steel Frame Building at Cockings Farm, Sandy Lane, Handleys Bank, Caverswall, Stoke-on-Trent, Staffs. ST11 9EX

JPK Design Limited

Assessment

Physical

The site of the proposal Cockings Farm, is a farm on Sandy Lane, Caverswall. The immediate area mainly consists of farms/small holdings with agricultural/grazing land.

In the nearby village of Caverswall there is a sub post office, school, church and public house however a short distance away there is a large supermarket. Caverswall is approximately ½ mile away from the main A50 with access to all towns which have all amenities; also the nearby village of Blythe Bridge has a railway station giving access to the rail network.

Social

It is considered that the immediate area and local residents will not be affected by the proposed development as the building cannot be seen from the road and will be used for agricultural use which is in keeping with the immediate area.

Economic

The site does not have the advantage of being on a public transport route as it is a rural area, however the village of Caverswall has a sub post office and also a short distance away is a major supermarket. Also access to the A50 is nearby together with public transport to all other major towns.

Involvement

Prior to submitting the application local interest groups, local residents, expert bodies or the Local Authority have not been consulted.

Evaluation

It is proposed to erect a steel framed building which is to be used as a cattle shed and the storage of hay.

DESIGN

Response to Context

The proposal will match the existing buildings on the site as close as possible and be in keeping with the surrounding area.

Amount

The site area is 7,318m². The external floor area of the proposed is approximately 176m² which is of similar floor area as the existing agricultural buildings on the site. The proposed building can be accommodated on the site comfortably.

Use

The proposed steel framed building is to be used as an agricultural building to house cattle and also for the storage of hay. This use is in keeping with the agricultural use of the site and the surrounding area.

Layout

The position of the cattle shed will be sited at the eastern side of the site and cannot be seen from the road.

Scale

The scale of the building is 18.3m x 9.15m x 5.354m (w x d x h). This scale of the building is in keeping with the scale of the existing buildings on the site and is required for the proposed use as a cattle shed and storage of hay.

Appearance

The appearance of the building is a typical design of an agricultural building and is similar to that of the existing buildings on the site and the agricultural building within the immediate area. The building will be steel framed designed by specialist engineer with the exterior walls to be clad on the outside with Yorkshire Boarding, to client's specification. The front elevation is to be open across both areas. The roof is to be constructed with steel corrugated cladding with a overhang of 1500mm over both access openings at front.

Landscaping

Landscaping is not relevant to this application

ACCESS

Policy Approach

The site will be accessed via the existing access driveway off Sandy Lane.

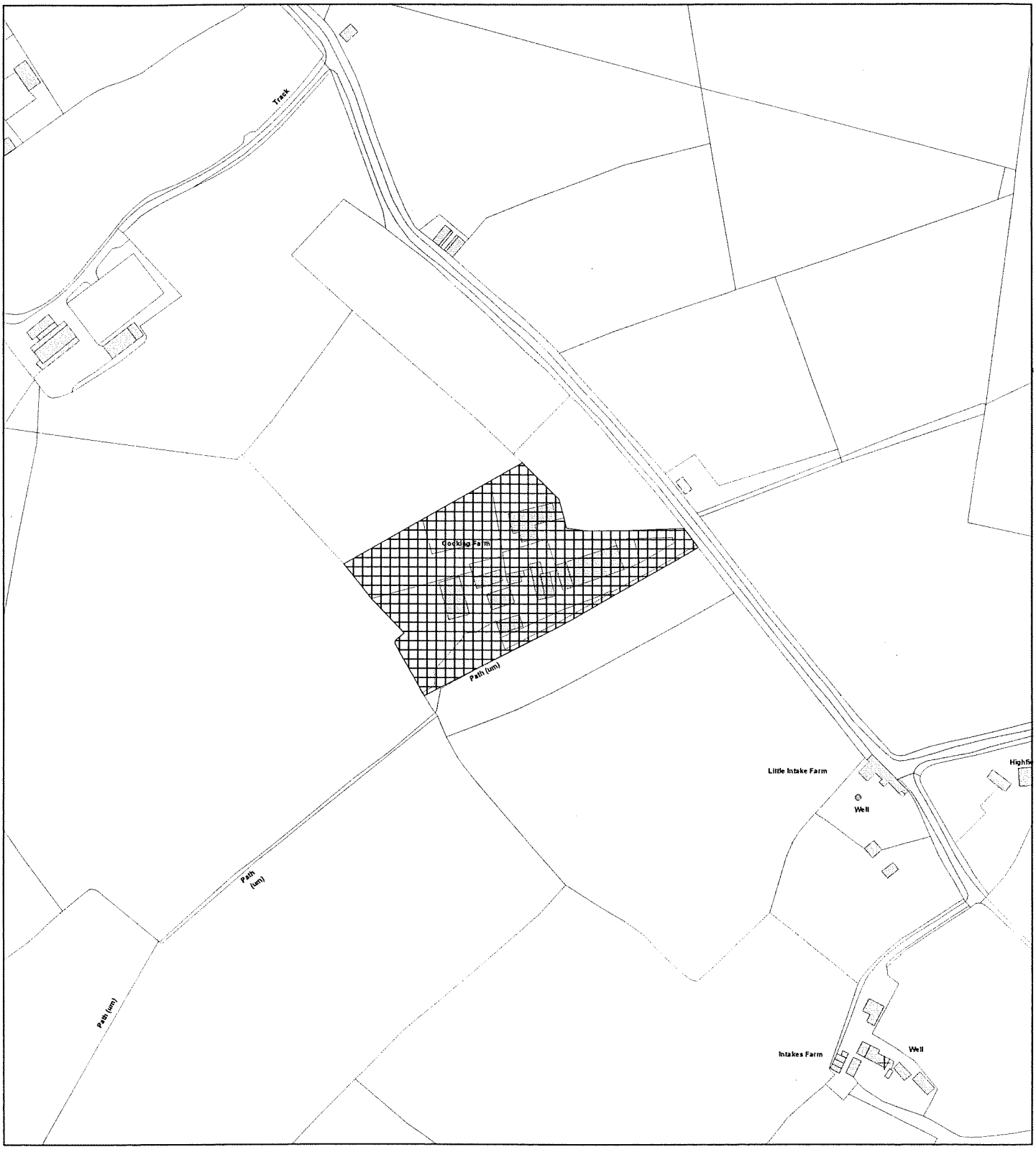
Consultation

There are no relevant planning policies relating to the site with regards to access and therefore consultation has not been necessary

Site Issues

There are no issues relating to the site with regards to access.

Reference:	09/00678/FUL Endon



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Date	13 July 2009
Organisation	SMDC
Department	PLANNING
Comments	