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

**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.

## 1. Applicant Name, Address and Contact Details

| | | | |
|---|---|---|---|
| Title: | Mr | First Name: | J |
| Surname: | FINNEY | | |
| Company name: | | | |
| Street address: | Malt House Farm, New Road | | |
| | | Telephone number: | |
| | | Mobile number: | |
| Town/City: | DILHORNE | Fax number: | |
| Country: | | Email address: | |
| Postcode: | ST10 2PQ | | |

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

## 2. Agent Name, Address and Contact Details

| | | | |
|---|---|---|---|
| Title: | Mr | First Name: | Philip |
| Surname: | Kelsall | | |
| Company name: | Philip Kelsall Associates | | |
| Street address: | Manorial House | | |
| | 5 Woodcock Lane | Telephone number: | 01782698516 |
| | Mow Cop | Mobile number: | |
| Town/City: | Stoke on Trent | Fax number: | |
| Country: | United Kingdom | Email address: | |
| Postcode: | ST7 3NG | | phil_kelsall@hotmail.com |

## 3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed change of use from agricultural building to create 2no. dwellings with associated building operations

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: Malt House Farm

Street address: New Road

Town/City: DILHORNE

Postcode: ST10 2PQ

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

Easting: 397049

Northing: 343462

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: Arne | Surname: Swithenbank

Reference: DET-2016-0034

Date (DD/MM/YYYY): 18/07/2016 (Must be pre-application submission)

Details of the pre-application advice received:

"It seems that the best route would be for a full application to be submitted. I would advise a halt to all work for the time being. I can add that I do think there is a route to support the conversion by reference to the relevant policies"

## 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

If Yes, please provide details:

Rear garden areas to provide sufficient space for refuse storage

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

## 7. Waste Storage and Collection

To be stored within local authority refuse collectors once properties registered

## 8. 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

## 9. 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:

Brick and walls of adjoining agricultural sheds

Description of *proposed* materials and finishes:

Post and Rail fence and hedgerow planting

**Doors - description:**

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

Timber vertical boards or as approved by LPA

**Lighting - description:**

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

**Roof - description:**

Description of *existing* materials and finishes:

Clay tiles

Description of *proposed* materials and finishes:

No change

**Vehicle Access - description:**

Description of *existing* materials and finishes:

Hardstanding

Description of *proposed* materials and finishes:

No change

**Walls - description:**

Description of *existing* materials and finishes:

Brickwork

Description of *proposed* materials and finishes:

Brickwork to make good openings

**Windows - description:**

Description of *existing* materials and finishes:

Timber casements

Description of *proposed* materials and finishes:

Timber casements or as approved by the LPA

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:

Planning Statement

## 9. Materials

MHF/01
MHF/02
MHF/03

## 10. 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 | 0 | 2 | 2 |
| Cycle spaces | 0 | 0 | 0 |
| Disability spaces | 0 | 0 | 0 |
| Light goods vehicles / public carrier vehicles | 0 | 0 | 0 |
| Motorcycles | 0 | 0 | 0 |

## 11. 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

## 12. 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 | |

## 13. 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

## 13. Biodiversity and Geological Conservation

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

## 14. Existing Use

Please describe the current use of the site:

Redundant agricultural building last in use for dairying

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

As above

When did this use end (if known) (DD/MM/YYYY)? 28/05/2013

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

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

## 15. 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 may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. 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 design, demolition and construction - Recommendations'.

## 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

## 17. Residential Units

Does your proposal include the gain or loss of residential units? ◉ Yes ○ No

**Market Housing - Proposed**

| | Number of bedrooms | | | | |
|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | 0 | 1 | 1 | 0 | 0 |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Market Housing Total: 2

**Market Housing - Existing**

| | Number of bedrooms | | | | |
|---|---|---|---|---|---|
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Existing Market Housing Total:

## 17. Residential Units

| Social Rented Housing - Proposed | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Social Housing Total

| Social Rented Housing - Existing | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Existing Social Housing Total

| Intermediate Housing - Proposed | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Intermediate Housing Total

| Intermediate Housing - Existing | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Existing Intermediate Housing Total

| Key Worker Housing - Proposed | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Key Worker Housing Total

| Key Worker Housing - Existing | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Bedsits/Studios | | | | | |
| Cluster Flats | | | | | |
| Flats/Maisonettes | | | | | |
| Houses | | | | | |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Existing Key Worker Housing Total

| Overall Residential Unit Totals | |
|---|---|
| Total proposed residential units | 2 |
| Total existing residential units | |

## 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (•) Yes ( ) No

| Use Class/type of use | Existing gross internal floorspace (square metres) | Gross internal floorspace to be lost by change of use or demolition (square metres) | Total gross new internal floorspace proposed (including changes of use) (square metres) | Net additional gross internal floorspace following development (square metres) |
|---|---|---|---|---|
| Other | 280 | 280 | 280 | 0 |
| Total | 280 | 280 | 280 | 0 |

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

## 18. All Types of Development: Non-residential Floorspace

| Use Class/types of use | Existing rooms to be lost by change of use or demolition | Total rooms proposed (including changes of use) | Net additional rooms |
|---|---|---|---|

## 19. Employment

No Employment details were submitted for this application

## 20. Hours of Opening

No Hours of Opening details were submitted for this application

## 21. Site Area

What is the site area? 0.05 hectares

## 22. 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:

Is the proposal for a waste management development? ○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

## 23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

**A. Toxic substances** Amount held on site Tonne(s)

**B. Highly reactive/explosive substances** Amount held on site Tonne(s)

**C. Flammable substances (unless specifically named in parts A and B)** Amount held on site Tonne(s)

## 24. 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

## 25. Certificates (Certificate A)

**Certificate of Ownership - Certificate A**

## 25. Certificates (Certificate A)

**Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act)*.

| Title: | Mr | First name: | Philip | Surname: | Kelsall |
|---|---|---|---|---|---|

| Person role: | AGENT | Declaration date: | 17/09/2016 | ☑ Declaration made |
|---|---|---|---|---|

## 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑ Date 17/09/2016