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 and listed building consent for alterations, extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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:	Adrian
Surname:	Hallard
Company name	
Street address:	Hay House Farm
	Belmont Road
Town/City	Ipstones
County:	Staffordshire
Country:	UK
Postcode:	ST10 2JR

	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:	Robert
Surname:	Mitchell
Company name:	R.W.Mitchell
Street address:	46
	King Street
Town/City	Leek
County:	Staffordshire
Country:	UK
Postcode:	ST13 5NW

	Country Code	National Number	Extension Number
Telephone number:		01538 384239	
Mobile number:			
Fax number:			
Email address:	mitchell.robert46@btinternet.com		

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Change of use from agricultural to Dog Kennels and Grooming area
By Barn Conversion.

Has the development or work(s) already started? ( ) Yes (•) No

4. Site Address Details

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

House: Suffix:

House name: HAY HOUSE FARM

Street address: BELMONT ROAD

IPSTONES

Town/City: STOKE-ON-TRENT

County:

Postcode: ST10 2JR

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

Easting: 400923

Northing: 349878

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: Ms First name: Gill Surname: Bayliss

Reference: none

Date (DD/MM/YYYY): 01/11/2009 (Must be pre-application submission)

Details of the pre-application advice received:

To be sympathetic to adjacent listed farm house .

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:

Council wheelie bins

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

If Yes, please provide details:

council wheelie bins

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. Demolition

Does the proposal include total or partial demolition of a listed building? ○ Yes ◉ No

11. Listed building alterations

Do the proposed works include alterations to a listed building? ◉ Yes ○ No

If Yes, will there be works to the interior of the building? ◉ Yes ○ No

Will there be works to the exterior of the building? ◉ Yes ○ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ○ Yes ◉ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ○ Yes ◉ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Site Plan - block Plan [both un-numbered]
0774-EE ~ Existing Elevations.
0774-P/P ~ Existing Plans , proposed Plans & Proposed Elevations.
0774-EE-G ~ Existing & Proposed Details - Grooming Area.
0774-W ~ Proposed Window detail.

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)? ○ Don't know ○ Grade I ○ Grade II* ◉ Grade II

Is it an ecclesiastical building? ○ Don't know ○ Yes ◉ No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ○ Yes ◉ No

14. 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	6	6	0
Disability spaces	0	1	1

15. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Coursed / random Local red Gritstone.
Small portion of red& blue clay brick.

Description of *proposed* materials and finishes:

Coursed / random Local red Gritstone.
Small portion of red & blue clay brick.

Roof covering- add description

Description of *existing* materials and finishes:

Main Barn-Metal profile sheeting.
Grooming barn - Staffs Blues.

Description of *proposed* materials and finishes:

Main barn -Staffordshire blue plain clay tile or approved equal.
Grooming barn - Staffs Blues.

Chimney - add description

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

none

15. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

Timber construction Hopper style -single glazed -white painted.[small paned]

Description of *proposed* materials and finishes:

Timber construction Hopper style-single glazed -white painted (antique white)
small paned to match existing.

External doors - add description

Description of *existing* materials and finishes:

Timber - vertical boarded.

Description of *proposed* materials and finishes:

Timber- vertical boarded Stable style. dark paint or stain.

Ceilings - add description

Description of *existing* materials and finishes:

none

Description of *proposed* materials and finishes:

none

Internal walls - add description

Description of *existing* materials and finishes:

Stone -solid dividing wall.

Description of *proposed* materials and finishes:

Stone -solid dividing wall .
Additional internal { disconnected from shell} block and Pvcu, creating dog kennel enclosures.Main Barn.

Floors - add description

Description of *existing* materials and finishes:

Main Barn - concrete.
Grooming - concrete.

Description of *proposed* materials and finishes:

Main Barn - concrete + tiled areas.
Grooming - Tiled throughout.

Internal doors - add description

Description of *existing* materials and finishes:

none.

Description of *proposed* materials and finishes:

Timber & Pvcu.

Rainwater goods - add description

Description of *existing* materials and finishes:

none.

Description of *proposed* materials and finishes:

Black finished [matt] cast metal , supported on masonry fixed rise & fall supports , half round or ogee section gutter and circular downpipes.

Boundary treatments - add description

Description of *existing* materials and finishes:

Main Barn West Elev'n - raised concrete path - 900mm wide.
Grooming - grass to 3 No. sides - drive gravel finish to front side.

Description of *proposed* materials and finishes:

Main Barn West Elev'n - continuation of concrete path to full length of front - steps down to south end - level concrete path to South and East sides - steps up to grassed area on North side.
Grooming - flagged path from rear door to drive , with enclosing timber rail fence.

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

Existing drive and forecourt - hardcore.

Description of *proposed* materials and finishes:

Existing drive and forecourt - hardcore.

Lighting - add description

Description of *existing* materials and finishes:

none .

Description of *proposed* materials and finishes:

bulkhead low wattage exterior lights to main barn and grooming (fronts and rears).

Are you supplying additional information on submitted drawings or plans? ○ Yes ◉ No

16. 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

17. 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	

18. 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

19. Existing Use

Please describe the current use of the site:

Redundant Agricultural.
Main Barn , and Grooming Area.

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.

20. 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'

21. Trade Effluent

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

22. Residential Units

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

23. 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	Please Specify	104.0			0.0
	Total	104.0	0.0	0.0	0.0

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

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

24. 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	1	1	1

25. 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

26. Site Area

What is the site area? 02.00 hectares

27. 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

28. Hazardous Substances

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

29. 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

30. Certificates (Certificate A)

Certificate Of Ownership - Certificate A
Certificate under Article 7 - Town and Country Planning (General Development Procedure) Order 1995 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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: Adrian Surname: Hallard

Person role: Applicant Declaration date: 10/12/2009 ☒ Declaration made

30. 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: Adrian | Surname: Hallard

Person role: Applicant | Declaration date: 10/12/2009 | ☒ Declaration Made

31. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 15/12/2009