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:	Mrs	First Name:	G
Surname:	Baker		
Company name:			
Street address:	Bridley Croft Farm		
	Onecote	Telephone number:	
		Mobile number:	
Town/City:		Fax number:	
Country:	Staffordshire	Email address:	
Postcode:	ST13 7RZ		

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

2. Agent Name, Address and Contact Details

Title:		First Name:	Allen
Surname:	Newby		
Company name:	PME		
Street address:	Townend Waterfall		
	Waterhouses	Telephone number:	01538308043
		Mobile number:	
Town/City:	Stoke-on-Trent	Fax number:	
Country:	United Kingdom	Email address:	
Postcode:	ST10 3HZ		enquiries@pmeplanning.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Erection of dwelling on brownfield land at Under-the-Hill

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:	Former Provender Mill
Street address:	Under the Hill
	Biddulph Moor
Town/City:	Biddulph
Postcode:	ST18 7RR

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

Easting:	390380
Northing:	358738

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

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)

Access in same position but reformed for residential use. Refer to Rev0 Existing and Proposed Block Plans.

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:

Waste wheelie bins stored behind retaining wall in front garden.

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

Recycling wheelie bins stored in behind retaining wall in front garden.

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

Do any of these statements apply to you? ○ Yes ◉ No

8. Authority Employee/Member

(d) related to an elected member

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:

Boundaries are formed by the building itself and a stone wall on the eastern side, a drystone wall and hedging on the northern side, the poultry unit and a brick retaining wall on the eastern side. The highway boundary on the southern side is open.

Description of *proposed* materials and finishes:

Drystone walling.

Doors - description:

Description of *existing* materials and finishes:

Vehicular access to the workshop is via a set of sliding doors at the front of the building. Next to this are a pair of personnel doors. There is wide sliding door in the north eastern side of the corrugated part, large wooden doors on the south western side of the mill basement with a door to the cellar to it's right. The doors are wood and stained dark brown.

Description of *proposed* materials and finishes:

The front door will be a traditional 4 panel design with obscure lights in the upper part and the patio doors at the rear will be a bifold type, painted off-white.

The garage door will be a vertically boarded design, also painted off-white.

Lighting - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

External lighting should be limited to a pair of PIR type fittings, one above the front door to illuminate the access and another above the bifold doors to illuminate the rear patio. The luminous intensity of the fittings should be limited to 800 lumens (corresponds to around 60W incandescent) and should be designed to cast light downwards.

Roof - description:

Description of *existing* materials and finishes:

The roof the main building is clad in fibre cement sheets supported by lightweight steel trusses. The rear part is a mono-pitch design clad in corrugated iron.

Description of *proposed* materials and finishes:

The roof of the building will be clad in Staffordshire blue grey tiles and shall be constructed with a dentilled eaves and verge. In other words there shall be no projecting rafters, fascia boards or soffit.

Vehicle Access - description:

Description of *existing* materials and finishes:

Vehicular hardstanding is bituminous macadam and is now overgrown.

Description of *proposed* materials and finishes:

Bituminous macadam.

Walls - description:

Description of *existing* materials and finishes:

The walls of the main building are constructed from red brick laid in common bond with headers every 6th row. The walls of the rear part are common bond with corrugated iron above.

Description of *proposed* materials and finishes:

Cheshire common brick.

Windows - description:

Description of *existing* materials and finishes:

The windows in the main building are green painted wood and have been boarded over. The windows in the mill basement are a metal Crittall type, painted white.

Description of *proposed* materials and finishes:

The windows will be flush, wood framed casements, painted off white

OTHER - description:

Type of other material: Rainwater Goods & SVP

Description of *existing* materials and finishes:

9. Materials

The main building has fibre cement rainwater goods on the western side. Gutters on the eastern side are missing. The rear part has grey uPVC rainwater goods.

Description of *proposed* materials and finishes:

Black half round gutters and round downpipes.

There shall be no external soil and vent pipes.

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:

Protected Species Survey: Bat Survey
Coal Authority Report: Coal Authority.pdf
Contamination Risk Report: Contamination Risk Report.pdf
Design & Access Statement: DAS.pdf
Existing Block Plan: Ex Block 1-200 A3.pdf
Existing Plans & Elevations: Existing 1-50 A0.pdf
Site Location Plan: Location 1-1250 A3.pdf
Planning Statement: Planning Statement.pdf
Proposed Block Plan: Pr Block 1-200 A3.pdf
Proposed Plans & Elevations: Proposed 1-100 A0.pdf
Site Sensitivity Context Maps: Under_the_Hill_EC_A_Context.pdf
Envirocheck Datasheet: Under_the_Hill_EC_A_Datasheet.pdf
1-10000 Map Regression: Under_the_Hill_EC_A_HistSlice10000.pdf
1-2500 Site Sensitivity Plots: Under_the_Hill_EC_A_SiteSenSeg2500.pdf
1-10000, Soil Chemistry PLots: Under_the_Hill_EC_A_SiteSenSlice10000_Soil_Geochemistry.pdf
1-10000 Site Sensitivity Plots: Under_the_Hill_EC_A_SiteSenSlice10000.pdf
1-2500 Map Regression: Under_the_Hill_EC_A13_HistSeg2500.pdf
Envirocheck Index Sheet: Under_the_Hill_EC_Index.pdf

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	2	3	1
Light goods vehicles / public carrier vehicles	2	0	-2

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

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Please refer to the Proposed Block Plan

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

12. Assessment of Flood Risk

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

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:

Former Provender Mill

Is the site currently vacant? ◉ Yes ○ No

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

Provender Mill

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

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	0	0	1	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total: 1

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:

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					

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					

17. Residential Units

Proposed Key Worker Housing Total

Existing Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	1
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)
B1 (c) - Light industrial	253	253	0	-253
Total	253	253	0	-253

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

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? 376.00 sq.metres

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:

N/A

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)

23. Hazardous Substances

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
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: Allen | Surname: Newby

Person role: AGENT | Declaration date: 07/02/2017 | ☑ 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 07/02/2017