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:	Martin
Surname:	Bradley		
Company name:			
Street address:	24 Tittesworth Estate		
	Blackshaw Moor	Telephone number:	
	Staffordshire	Mobile number:	
Town/City:		Fax number:	
Country:		Email address:	
Postcode:	ST13 8TS		

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:

Conversion of agricultural building for residential use

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:	Barn
Street address:	Bentygrange Lane
	Winkhill
	Staffordshire
Town/City:	
Postcode:	ST13 7PU

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

Easting:	406949
Northing:	351284

Description:

Site lies on the east side of the road, a little to the south of Hill Rise

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

If Yes, please provide details:

Block/Landscaping Plan includes are for waste wheelie bins

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

If Yes, please provide details:

Block/Landscaping Plan includes are for recycling wheelie bins

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:

Boundaries are formed by drystone walls to the south and west of the barn, sheep fencing to the north and metal gates to the east

Description of *proposed* materials and finishes:

New boundaries will be formed with 1.2m high drystone walls.

Doors - description:

Description of *existing* materials and finishes:

Doorways are without doors or have been infilled with stone

Description of *proposed* materials and finishes:

The main entrance at the front of the building will be fitted with a vertically boarded door which may be pinned back to reveal an inner glazed screen door with vertical lights behind

The wide ‘cart entrance’ on the eastern side of the lean-to will be fitted with fully glazed bifold doors

Lighting - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

External lighting will be limited to two PIR fittings, one above the front door fitting to illuminate the entrance and one above the bifold door to illuminate the 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 of the main barn is clad in red clay tiles and ridge with a plain verge and oversailing eaves course.

The lean-to roof is clad in corrugated iron

Description of *proposed* materials and finishes:

The roof of the main barn as existing

The roof of the lean-to will be re-clad with insulated box profile steel with a blue grey, BS 4800 18-B-29 finish. The pitch is too shallow for other materials

Vehicle Access - description:

Description of *existing* materials and finishes:

The yard to the south and east of the barn is concrete, with Type 1 Dot to the north.

Description of *proposed* materials and finishes:

The access and vehicle hardstanding to the south of the barn will be surfaced in concrete as existing. This will lead to gated field access points to the north east and east of the building. These will be surfaced in Type 1 DoT. Elsewhere surfaces will be laid to lawn

Walls - description:

Description of *existing* materials and finishes:

he walls of the main building are 450 mm gritstone rubble with roughly dressed gritstone stone quoins and lintels

The walls of the lean-to are gritstone rubble on the western side. Elsewhere the walls are mass fill concrete with concrete block and yorkshire boarding above.

Description of *proposed* materials and finishes:

Walls of the main barn, as existing

Lean-to block-work replaced by random coursed gritstone to match the main barn

Windows - description:

Description of *existing* materials and finishes:

The pitching hole on the west facing gable has a vertically boarded, lodged and braced shutter set on pintles. Other openings are without windows

Description of *proposed* materials and finishes:

Windows will be of agricultural design, e.g. natural hardwood pre-finished with a satin microporous varnish, eg gun metal grey, BS 4800 18-B-25. The pitching loft openings employ a plain design without glazing bars. The ground floor window on the eastern elevation is an inward opening hopper type

Three small slot vent windows will be introduced to admit a small amount of natural light and ventilation to the bathrooms

OTHER - description:

9. Materials

Type of other material: Rainwater Goods and SVP

Description of *existing* materials and finishes:

Rainwater goods comprise cast iron at the front and upVC at the rear.

There are no soil pipes

Description of *proposed* materials and finishes:

Rainwater goods will comprise black half round gutters and round downpipes

Soil pipes will be internal.

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:

Access Plan: Access 1-500 A3.pdf
Bat Roost Detail: Bat Roost Detail 4A.pdf
Design and Access Statement: DAS.pdf
Ecological Report: Ecology.pdf
Existing Block Plan: Ex Block 1-200 A3.pdf
Existing Plans and Elevations: Existing 1-50 A0.pdf
Site Location Plan: Location 1-1250 A3.pdf
Proposed Block / Landscaping Plan: Pr Block 1-200 A3.pdf
Proposed Plans & Elevations: Proposed 1-50 A0.pdf
Structural Survey: Structural Survey.pdf
Package Treatment Plant Details: Treatment Plant.pdf
Window & Door Details: Windows 1-20 A0.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	1	3	2
Other (e.g. bus)	1	1	0
Short description of Other	Tractor & Trailer		

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

12. Assessment of Flood Risk

How will surface water be disposed of?

- [x] 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:

Redundant agricultural building

Is the site currently vacant? (•) Yes ( ) No

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

Agriculture

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	1	0	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					

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	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)
Other	135	135	135	0
Total	135	135	135	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

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? 302.00 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)

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: 27/06/2017 ☑ 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 27/06/2017