STAFFORDSHIRE moorlands DISTRICT COUNCIL
ACHIEVING • EXCELLENCE

Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek
Staffordshire Moorlands, ST13 6HQ
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# 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: | | First Name: | Surname: Turners Pastures Ltd |
| Company name: | Turners Pastures Ltd | | |
| Street address: | The Old Coach House | | |
| | Horse Fair | Telephone number: | |
| | Rugeley | Mobile number: | |
| Town/City: | | Fax number: | |
| Country: | Staffordshire | Email address: | |
| Postcode: | WS152EL | | |

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

## 2. Agent Name, Address and Contact Details

| | | | |
|---|---|---|---|
| Title: | | First Name: | BRIAN Surname: REID |
| Company name: | B. A. Reid | | |
| Street address: | The Springs | | |
| | Cliffash Lane | Telephone number: | 01773550306 |
| | Idridgehay | Mobile number: | |
| Town/City: | Belper | Fax number: | |
| Country: | Derbyshire | Email address: | |
| Postcode: | DE56 2SE | | reid-brian@outlook.com |

## 3. Description of the Proposal

Please describe the proposed development including any change of use:

New application supercedes the previous application (reference PP-05969415) which was withdrawn on advice from officers. This application developed after site meeting and correspondence with Planner Chris Johnson. Currently the site is part of a wider construction site where bungalows are being built under a previous permission reference SMD/2015/0050. Under that permission, the applicant is permitted to construct three, one bedroom single storey terraced dwellings (three in total) as part of a wider scheme at Turners' Pastures, Cheadle

The withdrawn application pp-05969415 sought permission to construct five bungalows on the site rather than the three that had permission because as the wider development was being constructed it was clear to the applicant and agent that the site could comfortably accommodate a higher density of development. That application was subsequently withdrawn under advice from Planning officers, who met the agent on site, and those discussions have resulted in this revised application for a block of four, type J, 2 bed bungalows, and an adjustment of the location of approved detached bungalows on plots 25 and 26.

Fees for the 4 block and two siting revisions accrues to 6 sets of fees, but as 5 fees were paid on the withdrawn application, 1 additional fee is due

## 3. Description of the Proposal

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: Turners Pasture

Street address: Churchill Road

Town/City: CHEADLE

Postcode: ST10 1UN

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

Easting: 401354

Northing: 343986

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: Christopher Surname: Johnston

Reference:

Date (DD/MM/YYYY): 24/07/2017 (Must be pre-application submission)

Details of the pre-application advice received:

The agent and Mr Johnston met on site to discuss the proposal, with subsequent email exchanges including the email dated 24/7/17 from Mr Johnson encouraging the submission of the scheme as proposed

## 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

## 7. Waste Storage and Collection

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

## 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):

**Doors - description:**
Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

To match neighbouring dwellings currently under construction as per agreed within Planning Approval Ref SMD/2015/0050 and associated conditions

**Roof - description:**
Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

To match neighbouring dwellings currently under construction as per agreed within Planning Approval Ref SMD/2015/0050 and associated conditions

**Walls - description:**
Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

To match neighbouring dwellings currently under construction as per agreed within Planning Approval Ref SMD/2015/0050 and associated conditions

**Windows - description:**
Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

To match neighbouring dwellings currently under construction as per agreed within Planning Approval Ref SMD/2015/0050 and associated conditions

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:

Please see attached Plans and Elevations, Planning Statement and associated documents and conditions to earlier application ref; SMD/2015/0050

## 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 | 14 | 18 | 4 |

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☑ Package treatment plant ☐ Unknown ☐

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

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

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:

Development site with with planning permission

Is the site currently vacant? ◉ Yes ○ No

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

Agricultural land

When did this use end (if known) (DD/MM/YYYY)? 12/06/2016

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

## 14. Existing Use

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 | 4 | 0 | 0 | 0 |
| Live-Work Units | | | | | |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Market Housing Total: 4

**Market Housing - Existing**

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

Existing Market Housing Total: 3

**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 | | | | | |

**Intermediate Housing - Existing**

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

## 17. Residential Units

| Intermediate Housing - Proposed | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| Sheltered Housing | | | | | |
| Unknown | | | | | |

Proposed Intermediate Housing Total

| Intermediate Housing - Existing | | | | | |
|---|---|---|---|---|---|
| | Number of bedrooms | | | | |
| | 1 | 2 | 3 | 4+ | Unknown |
| 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 | 4 |
| Total existing residential units | 3 |

## 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

## 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? 911.00 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:

Residential

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: Brian Surname: Reid

Person role: AGENT Declaration date: 26/07/2017 ☑ 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 26/07/2017