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:	Hal	Surname:	Wilson
Company name:					
Street address:	Moor Top Farm, Lask Edge Road				
	Lask Edge			Telephone number:	
				Mobile number:	
Town/City:	LEEK			Fax number:	
Country:				Email address:	
Postcode:	ST13 8QS				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	ctd	Surname:	architects
Company name:	ctd architects				
Street address:	Clerk Bank House				
	Clerk Bank			Telephone number:	01538373477
				Mobile number:	
Town/City:	LEEK			Fax number:	
Country:				Email address:	
Postcode:	ST13 5HE				info@ctdarchitects.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Creation of a New Agricultural Access

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:	Moor Top Farm
Street address:	Lask Edge Road
	Lask Edge
Town/City:	LEEK
Postcode:	ST13 8QS

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

Easting:	391363
Northing:	357356

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: James Surname: Stannard

Reference: Email Correspondence

Date (DD/MM/YYYY): 21/06/2017 (Must be pre-application submission)

Details of the pre-application advice received:

----- Forwarded Message -----
From: "Stannard, James" <James.Stannard@highpeak.gov.uk>
To: 'HAL WILSON' <halwilson@btinternet.com>
Sent: Wednesday, 21 June 2017, 14:32
Subject: RE: Planning Surgery Appointment - 21st June

Hi Hal

Yes to clarify the 2.4m refers to the set back from the edge of the highway. On your second point I am not 100% certain but what is clear from speaking to Highways today is that they will carry out a site visit and, providing that the plans are to scale, they will be able to assess the visibility splay for you and determine whether or not it can be achieved.

I hope this helps

Regards

James Stannard MRTPI; MA; BA (Hons)
Planning Officer
High Peak Borough Council/Staffordshire Moorlands District Council
Tel: 01538 395400 (Ext. 4298)
Mobile: 07976 753958
Email: james.stannard@highpeak.gov.uk

From: HAL WILSON [mailto:halwilson@btinternet.com]
Sent: 21 June 2017 14:12
To: Stannard, James
Subject: Re: Planning Surgery Appointment - 21st June

Hi James

Thanks for that.
I have had a look on google earth and it would seem we can meet the distances although may need to move the gate slightly nearer to our drive entrance.
Just a couple of queries if I may?
1) 2.4 m from the edge of the highway probably doesn't actually take you beyond the current fence although our land clearly extends beyone this towards the road.I presume what is important is that the vantage point must be 2.4 metres set back from the edge of the highway?

5. Pre-application Advice

2) Is the visibility area covering the left hand side of the road where oncoming traffic would be or must it cover the full width of the road? Again I presume that what is important is the point where traffic approaching the gate would be?

Regards Hal

_____
From: "Stannard, James" <James.Stannard@highpeak.gov.uk>
To: "'halwilson@btinternet.com'" <halwilson@btinternet.com>
Sent: Wednesday, 21 June 2017, 11:28
Subject: Planning Surgery Appointment - 21st June

Good Morning Mr Wilson

Thank you for attending planning surgery today it was good to meet you.

We spoke in regards to your proposal for the creation of a new access from an agricultural field to the public highway. Having spoken with the local Highways Authority they have confirmed that in order for your proposal to be acceptable, visibility over 203m would have to be achieved in both directions at a point of 2.4 metres back from the highway (into the field) in the centre of the access at a height of 1 metre (approx. height of a broom handle) due to the highway being national speed limit.

With regards to submitting your application, providing you submit scaled drawings (Location Plan and Site Plan) which clearly shows the proposed positioning of the gate in relation to your land ownership (blue line) the Highways Authority will visit the site and determine whether this visibility can be achieved. It would be helpful if you could annotate on your plans the other highway junctions mentioned and if

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)

AL02 Site Block Plan
AL03 Site Plan/Details 'as Proposed'

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?	( ) Yes	(•) No
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

If Yes, please provide details of the name, relationship and role:

Hal Wilson | Parish Councillor | Horton Parish Council

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. Materials

Boundary Treatments - description:

Description of *existing* materials and finishes:

Timber Post and Wire Fence

Description of *proposed* materials and finishes:

Proposed Galvanised steel Agricultural Gate (7 Bar)

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:

AL03

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

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

c) Features of geological conservation importance

13. Biodiversity and Geological Conservation

○ 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:

Agricultural associated with existing Farmhouse

Is the site currently vacant? ○ Yes ◉ No

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					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

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					

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					

17. Residential Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
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

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? 30,136.00 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

	Amount held on site	
A. Toxic substances		Tonne(s)
B. Highly reactive/explosive substances		Tonne(s)
C. Flammable substances (unless specifically named in parts A and B)		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: ctd Surname: architects

Person role: AGENT Declaration date: 12/09/2017 ☑ 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 12/09/2017