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

Part 1

ublication of applications on planning authority websites.
ease note that the information provided on this application form and in supporting documents may be published on the Authority's website.
you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr & Mrs | First name: Robert & Emma | Surname: Shufflebotham

Company name:

Street address: 109 Argyles Road

Town/City: Leek

County: Staffordshire

Country:

Postcode: ST13 6PQ

	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: Tony | Surname: Kernon

Company name: Kernon Countryside Consultants

Street address: Brook Cottage
Purton Stoke

Town/City: Swindon

County: Wiltshire

Country:

Postcode: SN5 4JE

	Country Code	National Number	Extension Number
Telephone number:		01793 771 333	
Mobile number:			
Fax number:		01793 778 384	

Email address: tony@kernon.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Retention of farm building, with modifications.

Has the building, work or change of use already started? (•) Yes ( ) No — If Yes, please state the date when the building, work, or use started: 01/09/2004

Has the building, work or change of use been completed? ( ) Yes (•) No

Site Address Details

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

Description:

ise: Suffix:

ise name: Meridian Farm

eet address: Apesford Lane

Bradnop

n/City: Leek

nty: Staffordshire

tcode: ST13 7EX

scription of location or a grid reference
ust be completed if postcode is not known):

ting: 401122

thing: 353468

Pre-application Advice

s assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

Pedestrian and Vehicle Access, Roads and Rights of Way

a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

there any new public roads to be provided within the site? ○ Yes ◉ No

there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

Waste Storage and Collection

the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

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

Neighbour and Community Consultation

ve you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

Authority Employee/Member

th 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

Materials

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

alls - description:

scription of *existing* materials and finishes:

ncrete blockwork with Yorkshire boarding and metal profile sheeting above.

scription of *proposed* materials and finishes:

tain concrete blockwork and Yorkshire boarding and replace existing metal sheeting with wooden Yorkshire boarding.

oof - description:

scription of *existing* materials and finishes:

ofile sheeting dark green

scription of *proposed* materials and finishes:

pair / repaint dark green profile sheeting

indows - description:

scription of *existing* materials and finishes:

t applicable

scription of *proposed* materials and finishes:

t applicable

10. Materials (continued)

Doors - description:

Description of *existing* materials and finishes:

Metal sheeting - dark green

Description of *proposed* materials and finishes:

As above

Boundary treatments - description:

Description of *existing* materials and finishes:

Not applicable

Description of *proposed* materials and finishes:

Not applicable

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:

Plans
KCC1 - Location plan 1:1,250 at A4
KCC2 - Site plan 1:500 at A3
KCC3 - Elevations (South & West) 1:100 at A3
KCC4 - Elevations (North & East) 1:100 at A3
KCC5 - Floor Plan 1:100 at A3
Agricultural Appraisal
Design and Access Statement

11. 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	0	3	3

12. Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer ☐ Package treatment plant ☐ Unknown ☐

☐ Septic tank ☐ Cess pit

Other

None produced

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

13. 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

Biodiversity and Geological Conservation

assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood t any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by ır proposals.

/ing referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced hin the application site, OR on land adjacent to or near the application site:

Protected and priority species

Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

Designated sites, important habitats or other biodiversity features

Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

Features of geological conservation importance

Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

Existing Use

ase describe the current use of the site:

ricultural

the site currently vacant? ○ Yes ◉ No

es the proposal involve any of the following:

ıd which is known to be contaminated? ○ Yes ◉ No

ıd where contamination is suspected for all or part of the site? ○ Yes ◉ No

proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

plication advice
you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Trees and Hedges

e there trees or hedges on the proposed development site? ○ Yes ◉ No

d/or: Are there trees or hedges on land adjacent to the proposed development site that could luence the development or might be important as part of the local landscape character? ○ Yes ◉ No

/es to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be ermined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 5837: Trees in relation to construction - Recommendations'

Trade Effluent

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

Residential Units

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

All Types of Development: Non-residential Floorspace

oes 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)
A1	Net Tradable Area				
A2	Financial and professional services				0.0
A3	Restaurants and cafes				0.0
A4	Drinking estabishments				0.0
A5	Hot food takeaways				0.0
31 (a)	Office (other than A2)				0.0
31 (b)	Research and development				0.0
31 (c)	Light industrial				0.0
B2	General industrial				0.0
B8	Storage or distribution				0.0

19. All Types of Development: Non-residential Floorspace (continued)

C1	Hotels and halls of residence				0.0
C2	Residential institutions				0.0
D1	Non-residential institutions				0.0
D2	Assembly and leisure				0.0
Other				432.0	432.0
Other					
	Total	0.0	0.0	432.0	432.0

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
C1	Hotels	0	0	0
C2	Residential institutions	0	0	0
Other		0	0	0
Other				

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	0	1
Proposed employees	0	0	0

21. 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
Other	00:00:00	23:59:00	00:00:00	23:59:00	00:00:00	23:59:00	☐

22. Site Area

What is the site area? 00.10 hectares

23. 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:

Not applicable

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

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

25. 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

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 t which the application relates.

Title: Mr First name: Tony Surname: Kernon

Person role: Agent Declaration date: 07/09/2009 ☒ Declaration made

Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

ricultural Land Declaration - You Must Select Either A or B

None of the land to which the application relates is, or is part of an agricultural holding. (•)

I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before 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 ow: ( )

e: Mr First Name: Tony Surname: Kernon

son role: Agent Declaration date: 07/09/2009 ☒ Declaration Made

. Declaration

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

ıte 07/09/2009