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)

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: M | Surname: Lowndes

Company name:

Street address: 11 Cloverdale Road

Town/City: Newcastle-under-Lyme

County:

Country:

Postcode: ST5 9LD

	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: | First Name: Ken | Surname: Wainman

Company name: Stephen Gower Associates

Street address: 29A
St. Edward Street

Town/City: Leek

County: Staffordshire

Country: England

Postcode: ST13 5DN

	Country Code	National Number	Extension Number
Telephone number:		01538386808	
Mobile number:			
Fax number:		015384401	

Email address: ken@sgaplanners.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Amendment to existing planning permission (ref:08/01907/FUL) consisting of the erection of a single-storey kitchen extension; the siting of a domestic heating oil tank and, on the eastern side of the building, the re-siting of the vehicle parking space.

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: 0 Suffix:

House name: Winkhill Chapel

Street address: Bromley Edge Lane

Winkhill

Town/City: LEEK

County:

Postcode: ST13 7PR

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

Easting: 406128

Northing: 351330

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: S Surname: Williams

Reference:

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

Details of the pre-application advice received:

Design of building discussed. See Supporting Information & Design & Access Statement.

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:

Bin to be provided at front of extension.

Have arrangements been made for the separate storage and collection of recyclable waste? (•) Yes ( ) No

If Yes, please provide details:

Bins to be provided at front of extension.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (•) No

9. 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

10. Materials

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

10. Materials (continued)

Walls - description:

Description of *existing* materials and finishes:

Brick

Description of *proposed* materials and finishes:

Brick to match existing

Roof - description:

Description of *existing* materials and finishes:

Plain tiles.

Description of *proposed* materials and finishes:

Tiles to match existing.

Windows - description:

Description of *existing* materials and finishes:

Timber frames and obscure glass.

Description of *proposed* materials and finishes:

PVC frames and clear glass.

Doors - description:

Description of *existing* materials and finishes:

Timber - vertical board.

Description of *proposed* materials and finishes:

PVC & glass.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Grass.

Description of *proposed* materials and finishes:

Hard core with gravel surface.

Others - description:

Type of other material: Domestic heating oil tank

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Glass re-inforced plastic bunded tank.

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:

Drawings no. 3830-02-01, & 3830-02-02 & 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	2	2

12. 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):

Drawing No. 3830-02-02.

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

14. 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

15. Existing Use

Please describe the current use of the site:

Residential.

Is the site currently vacant? ◉ Yes ○ No

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

Former Methodist Chapel for which planning permission for conversion to residential use was granted in December 2008 (Ref:08/01907/FUL).

When did this use end (if known) (DD/MM/YYYY)? 30/06/2006

Does the proposal involve any of the following:

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

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

16. 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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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 construction - Recommendations'

17. Trade Effluent

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

18. Residential Units

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

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
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
A1	N/A						☐

22. Site Area

What is the site area? 360 sq.metres

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:

N/A

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 to which the application relates.

Title: Mr First name: Ken Surname: Wainman

Person role: Agent Declaration date: 19/06/2009 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

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

Agricultural Land Declaration - You Must Select Either A or B

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

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

Title: Mr First Name: Ken Surname: Wainman

Person role: Agent Declaration date: 19/06/2009 ☒ Declaration Made

27. Declaration

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

Date 19/06/2009

09/00[illegible]

STEPHEN GOWER ASSOCIATES,
TOWN & COUNTRY PLANNING & LANDSCAPE CONSULTANTS,
29A ST. EDWARD STREET,
LEEK,
STAFFORDSHIRE,
ST13 5DN.

Tel: 01538 386808
Fax: 01538 384401

DESIGN & ACCESS STATEMENT & SUPPORTING INFORMATION

for

PROPOSED EXTENSION, OIL TANK, & RE-SITING OF PARKING BAY

AT

WINKHILL CHAPEL, BROMLEY EDGE LANE, WINKHILL, ST13 7PR.

09/00550/

June 2009

1. Introduction.

Winkhill Chapel is a former Methodist Chapel which closed in approximately June 2006. Planning permission for conversion of the building to residential use was granted on 31 December 2008 (Ref: 08/01907/FUL). Condition No. 8 on the planning permission removed permitted development rights for extensions and other structures.

2. The Proposal

The proposal is to construct an extension to the kitchen; to place an oil tank, set partly in the ground, at the rear of the property; and on the east side of the existing building re-site the approved car parking bay slightly to allow the extension to be built.

3. The Design Process.

As part of the design process the following factors were taken into account:

- The relevant policies in the Local Plan, namely:
  - Policy B13 relating to Design.
  - Policy B21 – The Conversion of Rural Buildings.
  - Policy H13 – Extensions.
  - Policies N8 and N9 as the site is located within the Special Landscape Area.
- The particular design of the building – typical of Victorian non-conformist church design.
- The location of the site.
- Pre-application discussions with Staffordshire Moorlands District Council's planner, Mr S Williams who suggested that the building should be recessed so that the extension was subsidiary to the existing building. The location and design of windows and doors was discussed. Mr Williams suggested that the windows should be on the side elevations and that there should not be any windows on the gable. This advice has been taken on board.
- The need to retain the vehicular access and parking and turning areas.

4. The Design Concept

The basic design concept is to extend the proposed kitchen in such that it meets Local Plan policy requirements, takes on board Mr William's advice, is subservient to the main building, is well designed and complements the existing building.

5. The Proposed Design

5.1 The existing chapel consists of a main building with a side wing – the former vestry. The proposed extension would be single-storey and built onto the gable of the side wing and the walls and roof recessed so that the extension would be subservient to the existing wing and building. The oil tank would be located at the rear of the premises and set 450mm into the ground leaving 975mm above the ground.

5.2 The proposed windows and doors are on the side elevations and have been designed in keeping with the existing windows in the building.

6. Layout.

The proposed extension would be a continuation of the existing side wing and would be in keeping with layout of the existing building.

7. Scale.

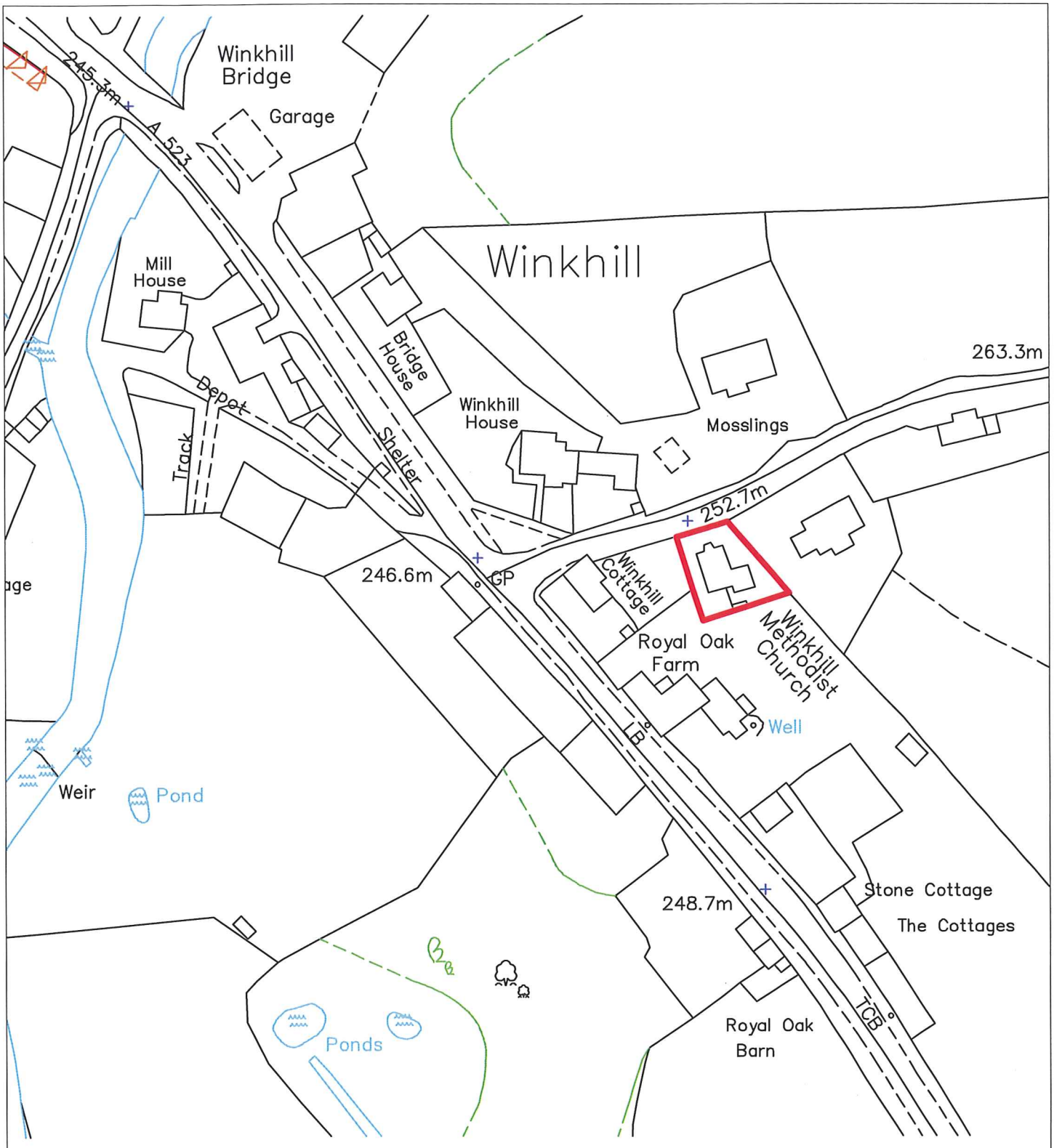
The scale of the proposed extension would in keeping with the existing building. The proposed extension is modest – 5 m long by 3m wide and a ridge height of 4.6metres.

9. Access.

The vehicle parking space on the eastern side of the building on the permitted scheme has been re-designed and re-sited slightly to accommodate the extension. There would still be adequate turning and parking space.

10. The Case in Support of the application.

The proposed extension is modest in relation to the existing dwelling, is well designed and the existing building's identity would be retained. As such the proposal is in accord with the relevant Local Plan policies.



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29A ST. EDWARD STREET,
LEEK,
STAFFORDSHIRE,
ST13 5DN.

Tel: 01538 386808
Fax: 01538 384401

N

SITE LOCATION PLAN. PROPOSED EXTENSION, WINKHILL CHAPEL, WINKHILL, ST13 7PR.

Scale - 1:1250
Paper size: A4

Reference:	09/00630/FUL Waterhouses



Date	08 July 2009
Organisation	Not Set
Department	Not Set
Comments	Not Set

Scale : 1:2500

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