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. Site Address

Number	
Suffix	
Property name	LAND TO THE REAR OF WHYTE GATE
Address line 1	BREACH LANE
Address line 2	TOTMONSLOW
Address line 3	NR. DRAYCOTT
Town/city	STAFFORDSHIRE
Postcode	ST10 4JL

Description of site location must be completed if postcode is not known:

Easting (x)	399558
Northing (y)	339786

Description

Land to the rear of Whyte Gate and High Croft, Breach Lane and to the north of Draycott Road, Totmonslow near Draycott, Staffordshire.

2. Applicant Details

Title	Mr
First name	C.
Surname	LAZENBY
Company name	FUTURE HOMES DEVELOPMENTS
Address line 1	WHYTE GATE, BREACH LANE
Address line 2	TOTMONSLOW
Address line 3	NR. DRAYCOTT
Town/city	STAFFORDSHIRE
Country	

2. Applicant Details

Postcode	ST10 4JL
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	Mr
First name	JASON
Surname	KNIGHT
Company name	JPK DESIGN LIMITED
Address line 1	83 DIMSDALE PARADE EAST
Address line 2	WOLSTANTON
Address line 3	
Town/city	NEWCASTLE-UNDER-LYME
Country	United Kingdom
Postcode	ST5 8DP
Primary number	01782622321
Secondary number	
Fax number	
Email	karen.stone@jpkdesign.co.uk

4. Site Area

What is the measurement of the site area? (numeric characters only).	3970
Unit	sq.metres

5. Description of the Proposal

Please describe the proposed development including any change of use

PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 4 NO. SEMI-DETACHED BUNGALOWS AND 2 NO. 1.5 STOREY BUNGALOWS TOGETHER WITH NEW ACCESS TO SITE

Has the work or change of use already started? ( ) Yes (•) No

6. Existing Use

Please describe the current use of the site

6. Existing Use

VACANT PADDOCK

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

If Yes, please describe the last use of the site

PADDOCK

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

7. Materials

Does the proposed development require any materials to be used in the build? (●) Yes ( ) No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	BRICKWORK FACINGS TO THE SATISFACTION OF THE LOCAL AUTHORITY

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	ROOFING TILES TO THE SATISFACTION OF THE LOCAL AUTHORITY

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	WINDOWS TO THE SATISFACTION OF THE LOCAL AUTHORITY

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	DOORS TO THE SATISFACTION OF THE LOCAL AUTHORITY

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	BOUNDARY TREATMENTS ARE ILLUSTRATED ON PROPOSED SITE PLAN JPK/18/3963/1

7. Materials

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	SURFACING TO THE SATISFACTION OF THE LOCAL AUTHORITY

Other type of material (e.g. guttering) LANDSCAPING	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	LANDSCAPING IS ILLUSTRATED ON PROPOSED SITE PLAN JPK/18/3963/1

Are you supplying additional information on submitted plans, drawings or a design and access statement? (•) Yes ( ) No

If Yes, please state references for the plans, drawings and/or design and access statement

DESIGN STATEMENT
ECOLOGY SURVEY

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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 their reference numbers

DETAILS ILLUSTRATED ON PROPOSED SITE PLAN JPK/18/3963/1

9. Vehicle Parking

Is vehicle parking relevant to this proposal? (•) Yes ( ) No

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	12	12

10. 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'.

11. 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 a 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

☐ Existing water course

☑ Soakaway

☐ Main sewer

☐ Pond/lake

12. 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 (see guidance note):

○ 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 (see guidance note):

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

c) Features of geological conservation importance (see guidance note):

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

13. Foul Sewage

Please state how foul sewage is to be disposed of:

☑ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ◉ Unknown

14. 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

15. Trade Effluent

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

16. Residential/Dwelling Units

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

Please select the proposed housing categories that are relevant to your proposal.

- [x] Market
- [ ] Social
- [ ] Intermediate
- [ ] Key Worker

Add 'Market' residential units

Market: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	4	2	0	0	6
Total	0	4	2	0	0	6

Please select the existing housing categories that are relevant to your proposal.

- [ ] Market
- [ ] Social
- [ ] Intermediate
- [ ] Key Worker

Total proposed residential units: 6

Total existing residential units: 0

17. All Types of Development: Non-Residential Floorspace

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

18. Employment

Will the proposed development require the employment of any staff? ○ Yes ◉ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

20. 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 it clear what information it requires on its website

21. Hazardous Substances

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

22. 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

23. 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	C.
Surname	JOHNSON
Reference	PAD/2017/0088

Date (Must be pre-application submission)

17/01/2018

Details of the pre-application advice received

24. Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(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

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant of any part of the land or building to which this application relates.**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

25. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	STAFFORDSHIRE COUNTY COUNCIL
Number	
Suffix	
House Name	HIGHWAYS DEPARTMENT
Address line 1	Network Management Unit
Address line 2	Wedgwood Building
Town/city	Tipping Street, Stafford.
Postcode	ST16 2DH
Date notice served (DD/MM/YYYY)	22/08/2018

Person role

- (•) The applicant
- ( ) The agent

Title	Mr
First name	C.
Surname	LAZENBY
Declaration date (DD/MM/YYYY)	22/08/2018

☑ 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 (cannot be pre-application)	22/08/2018