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	Grange Cottage
Address line 1	School Lane
Address line 2	
Address line 3	
Town/city	Bradnop
Postcode	ST13 7ND

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

Easting (x)	401124
Northing (y)	355197

Description

Field to the south of Grange Cottage ST13 7ND

2. Applicant Details

Title	Mrs
First name	Christine
Surname	Chadwick
Company name	
Address line 1	Grange Cottage
Address line 2	School Lane
Address line 3	
Town/city	Bradnop
Country	

2. Applicant Details

Postcode	ST13 7ND
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

3. Agent Details

No Agent details were submitted for this application

4. Site Area

What is the measurement of the site area? (numeric characters only).	40.12
Unit	sq.metres

5. Description of the Proposal

Please describe the proposed development including any change of use

The proposed development is for the provision of a grasscrete hard standing to provide a base on which to locate 2 mobile stable and a hay store . The stables and hay store are of wooden construction and are on metal skids. The hard standing is required due to the bad drainage of the land during the winter which leaves the two donkeys in very muddy conditions. Although they currently have a degree of shelter this is insufficient in the winter and due to the porous nature of their hooves and the lack of a waterproof coat a warm dry stable is essential for their comfort and wellbeing. In order to comply with the current restrictions on the land any building has to be 40 meters from the boundary with the garden so a path is also required to enable us to push the wheelbarrow without getting bogged down. I have already been in touch with the planning department and been given to understand that the stables themselves do not require planning permission but that the path and hardstanding do.

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

The site is currently a paddock housing the 2 donkeys.

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

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):	none

7. Materials

Walls	
Description of proposed materials and finishes:	The walls will be dark wood.

Roof	
Description of existing materials and finishes (optional):	none
Description of proposed materials and finishes:	Standard green or grey felt roofing

Windows	
Description of existing materials and finishes (optional):	none
Description of proposed materials and finishes:	single glazed perspex

Doors	
Description of existing materials and finishes (optional):	none
Description of proposed materials and finishes:	Wooden stable doors with black door furniture

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	none
Description of proposed materials and finishes:	Wooden fencing with 4 rails of D section timber. Wooden farm gate.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	none
Description of proposed materials and finishes:	No vehicle access but there will ba a hard standing area for the buildings and to allow the donkeys an area of dryer ground to keep them off the main pasture during the winter. This will be in the form of grasscrete.

Lighting	
Description of existing materials and finishes (optional):	none
Description of proposed materials and finishes:	We are proposing to have an electricity supply laid on to allow for strip lighting in the stables.

Other type of material (e.g. guttering) guttering	
Description of existing materials and finishes (optional):	none
Description of proposed materials and finishes:	Black plastic guttering and down pipes

Are you supplying additional information on submitted plans, drawings or a design and access statement? ○ Yes ◉ No

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

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ○ Yes ◉ No

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):

12. Biodiversity and Geological Conservation

- ○ 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

Other: There are no toilets or washing facilities in the developement

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

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:

20. Industrial or Commercial Processes and Machinery

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	
First name	Christopher
Surname	Johnston
Reference	PD/2018/0016

Date (Must be pre-application submission)

06/06/2018

Details of the pre-application advice received

It was suggested that the Stables would not themselves require planning permission because both the stables and the hay store are mobile units. However due to the field becoming extremely muddy in the winter and the risk to the health of the donkeys because of this the stables need to be on a hard standing with an area outside that enables the farrier to trim their hooves regularly. We are proposing to put a pathway to the stables using grasscrete for access with a wheelbarrow but the stables will require concrete slabs for a more suitable base. Donkey hooves are more porous than horses and ponys so standing in wet muddy conditions can lead to serious health issues. Their hair is not waterproof in the same way that horses are and being wet for long periods can lead to skin problems.

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 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* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

25. Ownership Certificates and Agricultural Land Declaration

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- (•) The applicant
- ( ) The agent

Title	Mrs
First name	Christine
Surname	Chadwick
Declaration date (DD/MM/YYYY)	13/08/2018

☑ 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)	13/08/2018