STAFFORDSHIRE moorlands DISTRICT COUNCIL
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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 and for relevant demolition of an unlisted building in a conservation area
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:	Kieran
Surname:	Carnwell		
Company name:	The Dell Filling Station		
Street address:	5 Woodshutts Street		
	Butt Lane	Telephone number:	
		Mobile number:	
Town/City:	Kidsgrove	Fax number:	
Country:	Staffordshire	Email address:	
Postcode:	ST71LD		

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

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

We propose the demolish the existing derelict concrete block/asbestos roofed building and to replace it with a timber building. The new structure will be timber clad, with a single pitch roof. The roof will be of an environmentally friendly, replica slate, lightweight alternative such as Corotile and in keeping with the existing area and the two existing bus shelters. The new structure will be sited on a new concrete base.

The original use was a filling station for vehicles. We would like to use the new structure as a cafe/shop for the benefit of local residents and tourists. We will sell icecreams, drinks, crisps, hot and cold snacks, milk eggs and other locally sourced produce. We have already approached the council who are supportive of our idea and also of the idea to utilise the adjacent grassy area as a picnic site. This would be seen to be an extension to the existing picnic site. We intend to mow the area, provide picnic benches and to maintain and make it suitable for customers to use.

We will be selling locally made ice cream, fresh milk and cream will also be provided by a local dairy. We aim to ensure that as much of our produce and ingredients used in our food preparation are locally sourced. We also intend to use recycled and recyclable packaging as much as possible. We will not be using plastic drinking straws or plastic bags.

The is currently only one pub in Oakamoor which only opens in the evenings. There is no shop at all. We would be providing a small, local shop in keeping with the existing area and benefiting local residents, visitors to Alton Towers, walkers and tourists. We have spoken with the pub, local residents and the parish council who are all supportive of our ideas. We have already had tremendous interest on our Facebook page with huge support off local residents who say this is very much needed in the village.

We have been selling ice creams from our tricycle, situated on the proposed site, for the past few days and have spoken with over 100 local residents and walkers, all whom have offered support in our venture and all whom believe it is an excellent idea for the village community and for the improvement of the local area.

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: The Dell Filling Station

Street address: Star Bank

Town/City: Oakamoor

Postcode: ST103DH

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

Easting: 405470

Northing: 344876

Description:

This is an old derelict filling station, built of concrete block with an asbestos roof and with a large asbestos roofed overhang. It has not been used for many decades. We would like to remove the existing, rather unsightly building and replace it with a timber 'lodge' style cafe selling icecreams, drinks, hot and cold snacks, milk, eggs and other fresh local produce. The structure will be built of timber and in keeping with the two existing bus shelters. It will be timber clad and with a single pitched roof in an environmentally slate replica alternative such as Corotile. It will be sited on a new concrete base meaning any disturbance to the existing ground works is kept to a minimum. It will be connected to the mains services and there will be a toilet provided for customers. It is our intention and with the agreement of the council to provide picnic benches on the adjacent grassy area and for us to maintain this in a such a way as suitable for people to relax and eat. There is an existing car park and several visitors and walkers in the area. We are receiving tremendous support from the local residents for our plans.

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: Ms | First name: Lisa | Surname: Jackson

Reference:

Date (DD/MM/YYYY): 06/09/2017 (Must be pre-application submission)

Details of the pre-application advice received:

This site is located within the Oakamoor Village Development Boundary where there is a presumption in favour of sustainable development subject to all other material planning considerations being satisfied. The site is also within a Conservation Area and I have checked and the kilns are listed. We would normally be looking for the building to be converted in an attempt to retain some of its character but I appreciate that this will be difficult with this building as it is small. Any future extensions must be well designed to fit in with the original building and its surrounding area and we would have to be mindful about impact upon the nearby listed kilns. We wouldn't want any extension/new development to be attached to them and we would have to consider visual impact upon them. Our Conservation officer would be consulted when you submit an application as would Environmental Health (potential cooking smells/flues etc) and the County Highways officer. All neighbouring properties and the Parish Council would be notified and a yellow site notice would also be displayed. Applications usually take 8 weeks in which to determine but this could be a bit longer depending upon workloads/any issues which crop up/if the application needs to go to planning committee. All application forms and fees details are on the website and as we discussed you could employ a planning agent/architect to deal with the application. You will need to submit a Design and Access Statement and a Heritage Statement. Depending on the works that you need to do you may also need to submit a listed building consent application, ie footings excavation may impact upon the kilns etc, it is just unknown at this stage. Our Conservation officer has advised that there may be further information on the Historic England website and also if you look on the councils website there is an Oakamoor Character appraisal which you may find useful.

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:

There is a large alcove adjacent to the existing structure which is appropriate for the storage of bins. There will also be a bin provided for use by customer. It is our intention that all of our packaging will be recyclable. We will be applying to the council or other waste collection service to accommodate this.

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

If Yes, please provide details:

A separate bin for recyclable waste will be sited in the same alcove. Arrangement will be made prior to the launch to ensure this is collected regularly. A in will also be provided for customers to dispose of their recyclable waste.

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

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Because the existing building is of concrete block with an asbestos roof. There is no damp course and there is damp in the building. It is derelict and it is not practicable to clad and or extend. The new structure will be build on a concrete base and perfectly in keeping with the heritage style look of the village.

10. Materials

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

Doors - description:

Description of *existing* materials and finishes:

White Wooden

Description of *proposed* materials and finishes:

Wooden doors in oak / cream finish

Lighting - description:

Description of *existing* materials and finishes:

None

Description of *proposed* materials and finishes:

LED / Low energy lighting

Roof - description:

Description of *existing* materials and finishes:

asbestos - worn and leaking

Description of *proposed* materials and finishes:

Pitch roof with environmentally, replica grey slate material.

Vehicle Access - description:

Description of *existing* materials and finishes:

roadstone / hardcore

Description of *proposed* materials and finishes:

as per existing

Walls - description:

Description of *existing* materials and finishes:

concrete block walls

Description of *proposed* materials and finishes:

10. Materials

Timber and timber clad to match local bus shelters. Painted or varnished.

Windows - description:
Description of *existing* materials and finishes:

Smashed windows with wooden frame covered by mdf board to cover broken glass.

Description of *proposed* materials and finishes:

Timber energy efficient double glazing

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:

BLOCK PLAN - DELLBP
SITE PLAN - DELLSP
EXISTING FLOOR PLAN - DELLEFP
PROPOSED FLOOR PLAN - DELLPFP
DESIGN AND ACCESS STATEMENT - DELLDAS
PHOTOGRAPH OF PROPOSED VISION FOR NEW STRUCTURE FOR VISUAL REFERENCE - DELLPS
LOGO TO BE USED ON SIGNAGE AND LITERATURE - DELLLOGO
WATER AND SEWER MAPS - DELLWATERMAPS

11. Vehicle Parking

No Vehicle Parking details were submitted for this application

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):

DELLWATERMAPS

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.

14. Biodiversity and Geological Conservation

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:

It was formerly used as a filling station.

Is the site currently vacant? ◉ Yes ○ No

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

Petrol Filling Station

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

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 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'.

17. Trade Effluent

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

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

There will be a small kitchen area and therefore a sink. It will only be waste water from washing up and food preparation. This will be disposed of into the existing mains system.

18. Residential Units

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

18. Residential Units

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					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
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

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

19. All Types of Development: Non-residential Floorspace

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 - Shops Net Tradable Area	14	0	6	6
Total	14	0	6	6

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

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees			
Proposed employees		2	1

21. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1	10:00:00	18:00:00	10:00:00	18:00:00	11:00:00	17:00:00	☐

22. Site Area

What is the site area? 20.00 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:

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.

24. Hazardous Substances

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

A. Toxic substances Amount held on site

Tonne(s)

24. Hazardous Substances

B. Highly reactive/explosive substances | Amount held on site | Tonne(s)

C. Flammable substances (unless specifically named in parts A and B) | Amount held on site | Tonne(s)

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 (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: Kieran | Surname: Carnwell

Person role: APPLICANT | Declaration date: 12/05/2018 | ☑ 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. 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 12/05/2018