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	Great Hough
Address line 1	Dingle Lane
Address line 2	Rushton Spencer
Address line 3	
Town/city	Macclesfield
Postcode	SK11 0RG

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

Easting (x)	393285
Northing (y)	360977

Description

A single family dwelling comprising 2 former farm cottages and associated garden, barns, yard and paddocks covering approximately 6 acres in total. The property is not listed or in a conservation area but is noted as being of historical significance in local planning records.

2. Applicant Details

Title	Mr
First name	Matthew
Surname	Gardiner
Company name	
Address line 1	Great Hough
Address line 2	Dingle Lane
Address line 3	Rushton Spencer
Town/city	Macclesfield

2. Applicant Details

Country	
Postcode	SK11 0RG
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	Other
Other	Dr
First name	Terry
Surname	Gardiner
Company name	
Address line 1	Great Hough
Address line 2	Dingle Lane
Address line 3	Rushton Spencer
Town/city	Macclesfield
Country	
Postcode	SK11 0RG
Primary number	07799408820
Secondary number	01260226025
Fax number	
Email	terry.gardiner@talk21.com

4. Site Area

What is the measurement of the site area? (numeric characters only).	180
Unit	sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

It is proposed to install 50 square metres (31 panels) of Solar Photovoltaic converters as a ground mounted array on concrete or other hard standing, using a grassed former chicken run/pen as the site (change of use). The panels will be mounted in weighted pods resting (not permanently fixed) on the hard standing. The installation will be connected to the National Grid and subject to G59 Regulation approval. Installation will be by a qualified Microgeneration Certification Scheme contractor. Interconnection to the National Grid will be by buried armoured cable, running from the installation location to an adjacent barn on the

5. Description of the Proposal

property that contains an electrical consumer connection panel.

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 unused and laid to grass, being a part of the approximately 6 acre area of a private dwelling.

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site

Previous owners of the property used the site as a chicken run/pen. The site is one of 3 similar pens at the property, all of which are presently unused and laid to grass.

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):

Other type of material (e.g. guttering) Solar Photovoltaic Panels	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	Black finish, 1.5 x 1 m panels, 31-off mounted in HDPE pods resting on hard standing.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Grass
Description of proposed materials and finishes:	Compacted hardcore with either a concrete or crushed road-stone covering, as a base for the installation only. No vehicle access is to be constructed.

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

MS Word documents as follows:-
LocationPlan - OS mapping
SitePlan - OS based plan
SupportingInformation - comprising an installation plan, site photographs and material data sheets for the solar panels and mounting pods

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

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

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

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

12. Biodiversity and Geological Conservation

c) Features of geological conservation importance:

- ○ 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: Site requires drainage of rain water by soakaway only. No foul sewage will be produced.

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

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

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:

None.

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

Does the proposal involve the use or storage of any hazardous substances? ○ 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	Arne
Surname	Swithenbank
Reference	

Date (Must be pre-application submission)

12/12/2018

Details of the pre-application advice received

The principal issues raised by the proposed application were advised as being 1) 'development in the Green Belt', 2) 'engineering works' in the form of hard standing to be installed and 3) 'change of use' from former (not current) chicken enclosure to solar photovoltaic array.
Ecological considerations were discussed in relation to a pond approximately 40 m from the Site and advice received that an ecology survey is not required as part of the application. However, early preparative grass cutting (in winter time) was advised, in order to reduce any likelihood of colonisation by protected species.
Trees and hedges adjacent to the Site were discussed, none of which will be affected by the proposed development.
The scale of the development was advised as appearing reasonably proportionate to the property size overall, with minimal impact on the amenities afforded by the property.
Whether to install a concrete slab as a base for the solar array, or to limit the ground change to a compacted hardcore and road-stone form of hard standing was discussed. Concrete would minimise future maintenance of the site while porous compacted hardcore would provide drainage without additional works, however future maintenance might require repeated herbicide use. The applicant will accept a condition on the form of the hard standing as part of a grant of planning permission if this is deemed to be necessary.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/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

24. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent.

○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

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**

*** '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	Other
Other	Dr
First name	Terry
Surname	Gardiner
Declaration date (DD/MM/YYYY)	03/12/2018

☑ 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)	18/12/2018