City of
Stoke-on-Trent

Stoke-on-Trent City Council
Development Management, Civic Centre,
Glebe Street, Stoke-on-Trent, ST4 1HH

t 01782 232372 **e** planning@stoke.gov.uk

w stoke.gov.uk/dm

Application for Outline Planning Permission with all matters reserved.
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	brookhouse farm
Address line 1	werrington rd
Address line 2	
Address line 3	
Town/city	Stoke-On-Trent
Postcode	ST2 9DN

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

Easting (x)	391787
Northing (y)	347098

Description

land to the rear of Brookhouse Farm

2. Applicant Details

Title	
First name	K
Surname	Whitaker
Company name	Ascalon Property
Address line 1	Unit A2-A6
Address line 2	Edgefold Industrial Estate
Address line 3	Plodder Lane
Town/city	Bolton
Country	UK

2. Applicant Details

Postcode	BL4 0LR
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. Description of the Proposal

Please describe the proposed development

Outline planning application for residential development

Has the work already been started without planning permission? ○ Yes ◉ No

5. Site Area

What is the measurement of the site area? (numeric characters only).	0.8
Unit	hectares

6. Existing Use

Please describe the current use of the site

derelict farm buildings and open land

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site

agriculture

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. 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.

7. 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
Unknown	0	0	0	0	20	20
Total	0	0	0	0	20	20

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

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

Add 'Social' residential units

Social: Existing Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Unknown	0	0	0	0	5	5
Total	0	0	0	0	5	5

Total proposed residential units	20
Total existing residential units	5

8. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ( ) Yes (•) No

9. Employment

Will the proposed development require the employment of any staff? ( ) Yes (•) No

10. Hours of Opening

Are Hours of Opening relevant to this proposal? ( ) Yes (•) No

11. 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:

11. Industrial or Commercial Processes and Machinery

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

12. 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

13. 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

14. 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

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

various discussions have taken place regarding the principle of residential development of the site and creating an access off Werrington road

15. 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

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?

16. 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

Name of Owner/Agricultural Tenant	G A Hughes
Number	1
Suffix	
House Name	
Address line 1	Newhouses
Address line 2	Eaves Lane
Town/city	Stoke on Trent
Postcode	
Date notice served (DD/MM/YYYY)	08/11/2018

Person role

◉ The applicant
○ The agent

Title	
First name	k
Surname	whitaker
Declaration date (DD/MM/YYYY)	08/11/2018

☑ Declaration made

17. 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)	07/11/2018