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 Outline Planning Permission With Some 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	Land Adjacent to Rakeway Grange
Address line 1	Rakeway Road
Address line 2	
Address line 3	
Town/city	Cheadle
Postcode	ST10 1QH

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

Easting (x)	401702
Northing (y)	342234

Description

2. Applicant Details

Title	Mr & Mrs
First name	R. and A.
Surname	Bloor
Company name	
Address line 1	44 Dryden Way
Address line 2	
Address line 3	
Town/city	Cheadle
Country	

2. Applicant Details

Postcode	ST10 1YE
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	Rob
Surname	Duncan
Company name	Rob Duncan Planning Consultancy Ltd
Address line 1	70 Ferndale Road
Address line 2	
Address line 3	
Town/city	Lichfield
Country	
Postcode	WS13 7DL
Primary number	07779783521
Secondary number	
Fax number	
Email	rob78duncan@gmail.com

4. Description of the Proposal

Please indicate all those matters for which approval is sought as part of this outline application (tick all that apply).

Note: if this application is approved, the matters not determined as part of this application will need to be the subject of an 'Application for approval of reserved matters' before the development may proceed.

- ☑ Access
- ☑ Appearance
- ☐ Landscaping
- ☑ Layout
- ☑ Scale

Please describe the proposed development

Erection of 6no. Dwellings (Outline)

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).: 1996

Unit: sq.metres

6. Existing Use

Please describe the current use of the site

Garden

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

If Yes, please describe the last use of the site

Garden

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. 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

Please see drawing AL(0)01 Rev.C

8. 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	14	14

9. 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):

9. Materials

Walls	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Red facing brickwork to match character of surrounding area

Roof	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Grey roof tiles to match character of surrounding area

Windows	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	UPVC

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Boundary Hedgerow to site frontage
Description of proposed materials and finishes:	Existing Boundary Hedgerow to be removed to facilitate required visibility splay. New replacement hedgerow to be planted behind new visibility splay

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Tarmacadam surface to main access Driveways to be block paved or similar

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

10. 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

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

Site will connect to existing mains sewer on Rakeway Road

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.

11. Assessment of Flood Risk

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. 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'.

13. 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

c) Features of geological conservation importance:

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

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ◉ Yes ○ No

If Yes, please provide details:

Ample space accommodated within each plot for storage of wheelie bins

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

Please see above

15. 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

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	0	4	2	0	6
Total	0	0	4	2	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

16. All Types of Development: Non-Residential Floorspace

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

17. Employment

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

18. Hours of Opening

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

19. 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

20. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

21. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ 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

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

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?

If yes, please provide details of their name, role, and how they are related:

One of the site owners is Cllr. I. Lucas

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	Mrs. J. Clarke
Number	4
Suffix	
House Name	
Address line 1	Chestnut Crescent
Address line 2	Blythe Bridge
Town/city	Stoke-on-Trent
Postcode	ST11 9NH
Date notice served (DD/MM/YYYY)	01/03/2019

Name of Owner/Agricultural Tenant	Mr. A. Bloor
Number	
Suffix	
House Name	East Gooseham Farmhouse
Address line 1	Gooseham
Address line 2	
Town/city	Bude
Postcode	EX23 9PG
Date notice served (DD/MM/YYYY)	01/03/2019

Name of Owner/Agricultural Tenant	Mr. & Mrs. I & G. Lucas
Number	
Suffix	
House Name	The Bungalow
Address line 1	High Street
Address line 2	Kingsley
Town/city	Stoke-on-Trent
Postcode	ST10 2AE
Date notice served (DD/MM/YYYY)	01/03/2019

Person role

- ○ The applicant
- ◉ The agent

25. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	Rob
Surname	Duncan
Declaration date (DD/MM/YYYY)	01/03/2019

☑ 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)	01/03/2019