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. Applicant Name, Address and Contact Details

Title: | First name: Johnathan | Surname: Stetton

Company name:

Street address: Pethills Farm, Pethills Lane, Winkhill
Town/City: LEEK
County: Staffordshire
Country: UK
Postcode: ST13 7PG

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

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

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Allen | Surname: Newby

Company name: PME

Street address: Townend, Waterfall, Waterhouses
Town/City: Stoke-on-Trent
County: Staffordshire
Country: United Kingdom
Postcode: ST10 3HZ

	Country Code	National Number	Extension Number
Telephone number:	01538	308043	
Mobile number:			
Fax number:			

Email address: enquiries@pmeplanning.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:
Conversion of redundant agricultural building into three holiday units. Change of use to Class C1 with 8 bedrooms in total.

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: PETHILLS FARM

Street address: PETHILLS LANE

WINKHILL

Town/City: LEEK

County:

Postcode: ST13 7PG

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

Easting: 406219

Northing: 352196

Description:

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: Mr First name: Steve Surname: Williams

Reference: 09/01037/PREAPP

Date (DD/MM/YYYY): 19/01/2009 (Must be pre-application submission)

Details of the pre-application advice received:

Outlined in the design & Access Statement, Annex C

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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

No new access, but existing access to be reinstated and improved. Refer to 1-250 A1 Proposed Block Plan and Design & Access Statement for details.

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:

Large Wheeled Waste Bin Storage area shown on Proposed Block Plan.

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

If Yes, please provide details:

Large Wheeled Recycling Bin Storage area shown on Proposed Block Plan.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (•) No

9. 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

10. Materials

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

Walls - description:

Description of *existing* materials and finishes:

Walls are 450 thick, random coursed gritstone, jointed with lime mortar with stone heads and cills.

Description of *proposed* materials and finishes:

As existing.

Roof - description:

Description of *existing* materials and finishes:

The roof is clad in Staffordshire blue clay tiles and ridge, with the occasional vernacular roof-light. Eaves and verge detailing is typical with projecting eaves corbelling. The main gable facing Pethills Lane has a coped gable supported by kneeler stones at eaves level.

Description of *proposed* materials and finishes:

As existing, but roof-lights are the smaller Velux Conservation VGA type and restricted to the rear elevations.

Windows - description:

Description of *existing* materials and finishes:

Hopper windows on the ground floor, pitching loft windows on the first floor. Many openings boarded up.

Description of *proposed* materials and finishes:

Windows and doors will be plain wood framed without driphead or cill, recessed 100 to 150 mm, depending on the thickness of the stone heads and painted a recessive colour e.g. BS4800 BS18C39 'Fathom Blue'. Hopper style windows will be used on the ground floor. Plain pitching loft style windows will be used on the first floor, shutters will be retained and pinned back. See the 1:20 Doors & Windows Plan for further details.

Doors - description:

Description of *existing* materials and finishes:

Various; plain vertically boarded, split stable door type, sliding door others boarded up.

Description of *proposed* materials and finishes:

Doors will be plain vertically boarded with a small square safety window in the upper part. Unused doorways will be fully glazed with vertical lights and heavy wooden mullions, also finished in fathom blue.

Boundary treatments - description:

Description of *existing* materials and finishes:

Various, Drystone walling, hedging and stock fencing.

Description of *proposed* materials and finishes:

Boundaries will include dry-stone walling, hedging and stock fencing. A radiussed dry-stone splay at the the north-east end of the Unit 1 parking area will screen vehicles from the road. The dry-stone boundary wall at the end of the Unit 3 parking area will be extended so that it abuts the south-west corner of the Unit 3. This will help to separate guests from livestock and farm vehicles. In addition, short dry-stone walls on the north-west and north-east elevations will provide a measure of privacy between each of the units.
A hedge with stock fencing adjoining the south-west corner of Unit 3 will be required to separate livestock and farm vehicles at the back of the barn.
See the 1-250 A1 Proposed Block Plan for details.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Ground surfaces are a combination of concrete/gravel hard-standing and grassed areas.
The farm has two access points off Pethills Lane. The south-east entrance provides access to the farmhouse and to the lower part of the barn. Livestock and farm vehicles have separate access via the north-west entrance which also provides access to the upper part of the barn.

Description of *proposed* materials and finishes:

Each of the three units will be provided with a small amount of individual outdoor amenity space in the form of a small stone paved patio, outdoor seating and and lawn. Additional, communal outdoor amenity space will be provided. There will be a patio in front of the arch plus a lawn with patio and seating area at the rear.
Vehicle Parking and turning areas to be dressed with free draining 0-20 mm limestone chippings. A geotextile membrane is recommended as a separation layer to prevent migration of the surface dressing and to control weed growth.
Highway access to be repaired. A clause 804 base consistent with 44 ton HGV's is recommended. - assuming shared farm access, heating oil deliveries etc. Within 16.0m or so of the highway boundary, the surface should be dressed with bituminous macadam to prevent loose material entering the road.

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - description:

Type of other material: Rainwater goods & svp

Description of *existing* materials and finishes:

Rainwater goods are black 1/2 round uvpc. Sections of guttering are missing and/or in need of repair. No surface water drainage system is evident.
No soil system present.

Description of *proposed* materials and finishes:

Rainwater goods will be repaired and replaced where necessary, using black 110 mm half round guttering, rise and fall brackets and 68 mm round down pipes. These will run to a soak-away sited to the south of the barn.
A new foul drain will be required. This will run to a package plant sited to the south of the barn. Soil and vent pipes will be internal.

10. (Materials continued)

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:

Site Location Plan: Location 1-2500 A3.pdf
Existing Block Plan: Ex Block 1-250 A1.pdf
Proposed Block Plan: Pr Block 1-250 A1.pdf
Existing Plans & Elevations: Existing 1-100A1.pdf
Proposed Plans & Elevations: Proposed RevA 1-100 A0.pdf
Door & Window Plans & Elevations: Doors-Windows 1-20 A0.pdf
Protected Species Survey: Protected Species.pdf
Structural Survey: Structural Survey.pdf
Design & Access Statement: DAS.pdf

11. Vehicle Parking

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	6	6
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [ ] Package treatment plant [X] Unknown [ ]

Septic tank [ ] Cess pit [ ]

Other

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

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 [X] 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.

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:

Farm. Building in question used for domestic poultry and storage.

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

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

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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 construction - Recommendations'

17. Trade Effluent

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

18. Residential Units

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

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

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)
C1	Hotels and halls of residence	330.0	0.0	330.0	330.0
	Total	330.0	0.0	330.0	330.0

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
C1	Hotels	0	8	8

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	1

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 01.17 hectares

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:

N/A

23. Industrial or Commercial Processes and Machinery (continued)

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

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

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 (General Development Procedure) Order 1995 Certificate under Article 7

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 or building to which the application relates.

Title: Mr First name: Allen Surname: Newby

Person role: Agent Declaration date: 26/02/2010 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ○

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ◉

Notice recipient	Date notice served
Name: N/A Owner, tenant Number: Suffix: Street: Locality: Town: Postcode:	26/02/2010

Title: Mr First Name: Allen Surname: Newby

Person role: Agent Declaration date: 26/02/2010 ☒ 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. ☒

Date 26/02/2010