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	Six Oaks Farm, R S P B
Address line 1	Apesford Lane
Address line 2	
Address line 3	
Town/city	Bradnop
Postcode	ST13 7EU

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

Easting (x)	400957
Northing (y)	353404

Description

2. Applicant Details

Title	[redacted]
First name	
Surname	
Company name	[redacted]
Address line 1	[redacted]
Address line 2	
Address line 3	
Town/city	[redacted]
Country	

2. Applicant Details

Postcode	[redacted]
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. Site Area

What is the measurement of the site area? (numeric characters only).	0.1
Unit	*hectares*

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.

We plan to open an outdoor children's nursery on a piece of land owned by RSPB Coombes Valley which is currently unused.

We plan to erect 2 tents which will be pitched all year round and build a summerhouse approx. 14x10ft. We also wish to site an outdoor kitchen and circle of large rocks for seating.

Has the work or change of use already started? ○ Yes ● No

6. Existing Use

Please describe the current use of the site

The specific field is currently unused by the RSPB, but their whole reserve is used by the public for bird watching, walking, children's play trail etc.

Is the site currently vacant? ○ Yes ● No

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? ● Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	None

7. Materials

Walls	
Description of proposed materials and finishes:	Wood, stained.

Roof	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	Felt

Windows	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	Perspex or glass

Doors	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	Wood - stained

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Dry stone wall
Description of proposed materials and finishes:	Dry stone wall, Wooden post and rail fencing, wooden gate, natural wood finish

Lighting	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	Caravan battery and solar powered string lights. Portable torches and lamps

Other type of material (e.g. guttering) Outdoor kitchen area	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	Painted breezeblock structure, stained wooden cupboard doors, stainless steel sink and taps, tiled work top, stained wooden decked floor.

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

Please see appendix on the Planning Statement.

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
- [x] Other
- [ ] Unknown

Other: Chemical toilet to be disposed of appropriately, looking to build a tree bog

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

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

The nursery will have a need to dispose of general house-hold waste from cooking and general running of a nursery. We will also need to dispose of nappies appropriately.

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

Please complete the following information regarding employees:

18. Employment

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

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ● Yes ○ No

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	Unknown
D1 - Non-residential institutions	Start Time: 07:00 End Time: 18:00	Start Time: End Time:	Start Time: End Time:	

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:

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?

○ *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

First name

Surname

Reference

Date (Must be pre-application submission)

23. Pre-application Advice

Details of the pre-application advice received

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.

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?

○ Yes ● No

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

Name of Owner/Agricultural Tenant	RSPB Coombes Valley
Number	
Suffix	
House Name	Six Oaks Farm
Address line 1	Bradnop
Address line 2	
Town/city	Leek
Postcode	ST13 7EU
Date notice served (DD/MM/YYYY)	03/07/2019

Person role

● The applicant
○ The agent

Title [redacted]

First name

Surname

Declaration date (DD/MM/YYYY) ~~10/01/1992~~ 3/7/2019.

☑ 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)	03/07/2019