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

Householder Application for Planning Permission for works or extension to a dwelling.
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	Rosehill
Address line 1	Nabb Lane
Address line 2	
Address line 3	
Town/city	Alton
Postcode	ST10 4AY

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

Easting (x)	407464
Northing (y)	341615

Description

2. Applicant Details

Title	Mr
First name	Paul
Surname	Bain
Company name	
Address line 1	Rosehill, Nabb Lane
Address line 2	
Address line 3	
Town/city	Alton
Country	

2. Applicant Details

Postcode	ST10 4AY
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	Nathan
Surname	Johnson
Company name	SMYTHEMAN ARCHITECTURAL SERVICES
Address line 1	12 High Street
Address line 2	Tean
Address line 3	
Town/city	Stoke on Trent
Country	United Kingdom
Postcode	ST10 4DZ
Primary number	
Secondary number	
Fax number	
Email	

4. Description of Proposed Works

Please describe the proposed works:

Alterations to the existing site access.. Including the planting of new hedgerow tapering to replace the existing to provide a visibility spay.

Has the work already been started without consent? ( ) Yes (•) No

5. Materials

Does the proposed development require any materials to be used? ( ) Yes (•) No

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? (•) Yes ( ) No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

6. Trees and Hedges

PB18-SA-XX-XX-DR-A-0101

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? (●) Yes ( ) No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

PB18-SA-XX-XX-DR-A-0101

7. 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ( ) Yes (●) No

If Yes to any questions, please show details on your plans or drawings and state their reference numbers:

PB18-SA-XX-XX-DR-A-0101

8. Parking

Will the proposed works affect existing car parking arrangements? ( ) Yes (●) No

9. 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

10. 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	DH2554 68432

Date (Must be pre-application submission)

15/05/2019

Details of the pre-application advice received

Hi Nathan,

Pre app comments on Rose Hill, Nabb Lane, Alton.
They are slightly truncated, but time is moving on and this is the crux of what you and your client want to know……..

Nabb Lane is the classified C105 with a junction onto the B5032 Denstone Lane.

The proposed development will be a garage conversion and construction of one additional dwelling within the grounds. No drawings have been submitted showing the proposed additional dwelling.
Drawings have been submitted showing alterations to the existing site access (drawing PB18-SA-XX-XX-DR-A-0101)

10. Pre-application Advice

For future reference, parking will need to be provided to local plan standards. (2 spaces for up to 3 bedrooms; 3 spaces for 4 bedrooms and over) There are no details of the proposed dwelling but there appears adequate space to accommodate an additional dwelling and parking for the three ultimate uses of the site, together with turning space.

Recent history:
SMD/2015/0756 Conversion of garage to domestic dwelling. Refused at appeal
SMD/2017/0825 Conversion of garage to annexe. Approved

Visibility at the existing access is severely restricted. Geometry of the access, however, is adequate. The issue is the lack of visibility.
Nabb Lane is a narrow, single track 'country lane'. Traffic volumes and speeds are low.
Visibility splay required for a 30mph road is normally 2.4mx43m.
There is no information on actual speeds of traffic on Nabb Lane. However, as volumes are low, a useful speed survey would be unlikely to be achievable.
Given the alignment and geometry of Nabb Lane, speeds are unlikely to reach 30mph.

The proposal is to plant a new hedgerow tapering to replace the existing to provide visibility splay of 2mx33m. 2m setback is acceptable on little used roads. 2m setback is acceptable for Nabb lane. 33m visibility is a clear improvement over the existing situation and given the character, alignment and geometry of Nabb Lane, will be acceptable for the proposed development of an additional dwelling and the intensification of use of the access.

I would recommend consulting SMDC before removing any of the existing hedge and to ensure they are happy with the proposal.

I would be happy to comment on any proposals for the additional dwelling when drawings are prepared.

I trust this is of use,

Regards,

Dave

D. R. Plant
Project Engineer (Staffordshire Moorlands and Peak Park)
Staffordshire County Council,
Staffordshire Place 2,
Tipping Street,
Stafford
ST16 2DH

Tel 01785 276702

david.plant@staffordshire.gov.uk

www.staffordshire.gov.uk

11. 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?

12. 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	Mr
First name	
Surname	Johnson

12. Ownership Certificates and Agricultural Land Declaration

Declaration date (DD/MM/YYYY): 06/12/2019

☑ Declaration made

13. 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): 29/11/2019