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	Martins Hill Nursery
Address line 1	Luzlow Lane
Address line 2	
Address line 3	
Town/city	Bagnall
Postcode	ST9 9JZ

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

Easting (x)	393504
Northing (y)	349754

Description

2. Applicant Details

Title	Mr
First name	
Surname	Owen
Company name	Martins Hill Ltd
Address line 1	C/O D2H LPD Ltd
Address line 2	First Floor, Foxlowe Arts Centre
Address line 3	Stockwell Street
Town/city	Leek
Country	United Kingdom

2. Applicant Details

Postcode	ST13 6AD
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	Ms
First name	Hannah
Surname	Barter
Company name	D2H Land Planning Development Limited
Address line 1	D2H LPD Ltd
Address line 2	Foxlowe Arts Centre (First Floor)
Address line 3	Stockwell Street
Town/city	Leek
Country	United Kingdom
Postcode	ST13 6AD
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	1.70
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.

Change of Use application from horticultural/ retail to suis generis natural burial ground and pet crematorium. Including demolition of existing building and erection of new single storey building.

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

6. Existing Use

Please describe the current use of the site

Currently the site is a plant nursery.

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):	Concrete blockwork.
Description of proposed materials and finishes:	Vertical boarded Siberian larchwood cladding.

Roof	
Description of existing materials and finishes (optional):	Metal Profile Sheets
Description of proposed materials and finishes:	Eternit Birkdale Fibre Cement Slates

Windows	
Description of existing materials and finishes (optional):	No windows within the existing building
Description of proposed materials and finishes:	Double glazed Siberian Larchwood framed windows

Doors	
Description of existing materials and finishes (optional):	Steel Painted Grey security doors and shutters
Description of proposed materials and finishes:	Siberian Larchwood

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Stone dry walls and mature trees
Description of proposed materials and finishes:	Retain original stone dry walls and mature trees. Internally additional boundary treatments will include 1.8m hand woven willow fencing and living willow woven screen.

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

1644-01 Plans and existing elevations
1644-02 Location Plan
1644-03 Plans elevations as proposed
1644-04 Site Plan as proposed

7. Materials

1644-05 Vehicular Access
Service Plan
Design and Access Statement
Martins Hill Business Plan
Martins Hill Preliminary Ecological Appraisal
Traffic Report
Martins Hill Tree Survey

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

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

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
Disability spaces	0	1	1
Light goods vehicles / public carrier vehicles	0	1	1

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

11. Assessment of Flood Risk

- [x] 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

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
- [x] 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.

Please refer to the plans and elevations as proposed plan.

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:

There is a dedicated bin store on the west elevation of the new building, marked 'Bin Store' on the Site plan as proposed.

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

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

If you have answered Yes to the question above please add details in the following table:

Use Class	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)
B2 - General industrial	76	10	66	56
Total	76	10	66	56

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Will the proposed development require the employment of any staff? ◉ Yes ○ No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Proposed employees	3		3

19. Hours of Opening

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

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:

See the Business Plan which provides detail on the level, intensity and degree of operation.

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)

21/08/2019

Details of the pre-application advice received

Principle of development is supported in the green belt, however the level, intensity and degree are critical to be evidenced in the business plan.

Business Plan: This is going to be a key document to the application. LPA keen that we show how the business will develop over the 5 year plan and that we are planning for the level of growth we anticipate. He wants to make sure the building and site is fit for the level of what we project.

Details in the Business Plan: Needs to make clear the number of pet cremations, natural burials for people and the capacity for scattering ashes. Will we also offer internment of ashes?

Traffic: Associated movements with each type of use will need to be shown in the traffic and highway report.

Site Plan: The Redline area of the application needs to include all the land that is for any of the associated uses with the business, so we can mark and zone burial, scattering and then the part of the site with the buildings, car parking etc..

New Building: There are no issues in principle to the proposed building. Broadly it is of a similar scale and more fitting with the area. It was noted that we should make clear that the new building would replace the existing structure and the benefits to the appearance of the green belt in doing so. The other design element of the new building LPA noted was that gable roofs would be more in keeping than a hipped roof, as architect had shown two options.

Materials: There was some discussion about the proposed materials. LPA was ok with the timber cladding but did say this was his thoughts and these might change depending what others say. Similarly we discussed roofing materials. It was suggested that we design with a certain material shown on the plans and make clear on the application that these could be conditioned if a different material was considered more appropriate. LPA welcomed the idea of simply suggesting a list of possible roofing materials and they would condition the most suitable type.

Fenestration: LPA did raise the possibility of the windows looking a but 'residential' and asked about reducing the depth of them for a more square appearance. The general comment was that any fenestration detailing should not look residential in appearance.

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?

25. 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

25. Ownership Certificates and Agricultural Land Declaration

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	Ms
First name	Hannah
Surname	Barter
Declaration date (DD/MM/YYYY)	12/02/2020

☑ 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)	12/02/2020