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	14
Suffix	
Property name	
Address line 1	Sandy Lane
Address line 2	
Address line 3	
Town/city	Brown Edge
Postcode	ST6 8QJ

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

Easting (x)	390961
Northing (y)	353392

Description

2. Applicant Details

Title	Miss
First name	Sarah
Surname	Allen
Company name	
Address line 1	14
Address line 2	Sandy Lane
Address line 3	Brown Edge
Town/city	Staffordshire
Country	

2. Applicant Details

Postcode	ST6 8QJ

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Brayford Solicitors
First name	Georgina
Surname	Brayford
Company name	Brayford Solicitors
Address line 1	Brayford Solicitors
Address line 2	5-7 Hartshill Road
Address line 3	
Town/city	Stoke
Country	United Kingdom
Postcode	ST4 1QH
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	12.50
Unit	Sq. metres

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.

Partial change of use for a Sole Trader Hairdressing and Barber business to operate from the internal garage area of the existing residential dwelling only, internal floor-space measuring 12.5m2 in the garage space in total. The home will continue to be a residential dwelling. The activities will not be unusual in the residential area, as there are several businesses operating from 7am to 10pm, including a Supermarket, open 7 days a week between 7am-10pm and a Chinese/Fish and Chip Shop Take-Away and other businesses, all operating on Sandy Lane. There is a Community Hall on Sandy Lane of which Childcare Services operate from, along with other exercise classes during weekends and evenings. There are no parking restrictions in the area and there is Public Parking in addition to surrounding other Business Parking with no restrictions, in any event there is a drive-way to the dwelling that is 85-90m2 that can accommodate up to 5 vehicles. The footfall will be from local residents who live within walking distance or they will be dropped off and collected afterwards, similarly to the operations from the Community Hall on Sandy Lane and other operational businesses. Due to the internal garage space, there would be a very strict procedure for a restricted number of occupants. The Barber services to be provided will restore a lost Business to the Village and a very much returned needed service for residents as a Barber shop in the village was previously next to the Supermarket on High Lane for a considerable number of years which is

5. Description of the Proposal

on the adjoining main (B5051) road through the village to Sandy Lane. There is no objection from neighbours adjoining of Number 13 or Number 15 Highlane. In addition, supportive letters from local residents, some of which are aged over 65 and of limited mobility and limited financial resources, who want to have access to an affordable Hair Dresser and or Barber service are pending, COVID-19 considerations have presently delayed finalising to be provided in support and GDPR implications to any electronic Application in support means that these will be provided separately by post or in person. There will be no increase to traffic use whatsoever, nor will there be any impact on the appearance of the dwelling. An internal residential UPVC door is fitted, with a side window that is in keeping with standards and the appearance of the residential area, with a cladding matching section that matches the colour of the entire exterior of the property and the existing garage shutter door that remains in place. There will be no increase of any delivery activity to the premises as this is a low scale operational Hairdresser and Barber services and all products will be collected by the Applicant from the surrounding warehouses providing Salon services out of the area.

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

If yes, please state the date when the work or change of use started (date must be pre-application submission) DD/MM/YYYY: 03/06/2020

Has the work or change of use been completed? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

In progress Garage conversion space with internal changes only having been made to date.

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 externally? ○ Yes ◉ No

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

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ◉ 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	5	5	0

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? (Check the location on the Government's Flood map for planning. You should also refer to national 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

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:

13. Foul Sewage

- [x] 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.

Waste water straight to main drainage system - just as a normal sink or bathroom would be. There has been no additional installation of a separate system.

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

If Yes, please provide details:

All minimal waste is either capable of disposable in general waste or fully recyclable through any standard recycling of waste.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ( ) Yes (●) No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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 Housing
- [ ] Social, Affordable or Intermediate Rent
- [ ] Affordable Home Ownership
- [ ] Starter Homes
- [ ] Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Other	0	0	0	1	0	1
Total	0	0	0	1	0	1

Please select the existing housing categories that are relevant to your proposal.

- [x] Market Housing
- [ ] Social, Affordable or Intermediate Rent
- [ ] Affordable Home Ownership
- [ ] Starter Homes
- [ ] Self-build and Custom Build

Add 'Market Housing - Existing' residential units

16. Residential/Dwelling Units

Market Housing - Existing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	1	0	1
Total	0	0	0	1	0	1

Total proposed residential units	1
Total existing residential units	1
Total net gain or loss of residential units	0

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' covers ALL uses execept Use Class C3 Dwellinghouses

(●) Yes ( ) No

Please add details of the use classes and floorspace:

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)
A1 - Shops Total floorspace	0	0	12.5	12.5
Total	0	0	12.5	12.5

A1 - Shops Net Tradable Area

Existing gross internal floorspace (square metres)	0.0
Gross internal floorspace to be lost by change of use or demolition (square metres)	0.0
Total gross new internal floorspace proposed (including changes of use) (square metres)	12.5
Net additional gross internal floorspace following development (square metres)	12

Loss or gain of rooms

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

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

(●) Yes ( ) No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	1
Part-time	0
Total full-time equivalent	1.00

Proposed Employees

18. Employment

If known, please complete the following information regarding proposed employees:

Full-time	
Part-time	
Total full-time equivalent	

19. Hours of Opening

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

Please specify the hours of opening for each non-residential use proposed, or select 'Unknown' if detail are not known.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
A1 - Shops	Start Time: 09:00 End Time: 19:00	Start Time: 09:00 End Time: 15:00	Start Time: End Time:	

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes? ○ Yes ◉ No

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	Ms
First name	
Surname	
Reference	SMC/2020/00073

Date (Must be pre-application submission)

23. Pre-application Advice

12/06/2020

Details of the pre-application advice received

Please see exchanges of e-mails held by SMDC between 12 June and 30 June 2020. In addition, telephone contact prior to that date

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 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; or

○ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years 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	
Number	39
Suffix	
House Name	
Address line 1	Hillswood Drive
Address line 2	
Town/city	Endon
Postcode	ST9 9LB
Date notice served (DD/MM/YYYY)	01/07/2020

Person role

◉ The applicant
○ The agent

Title	Mrs
First name	Sarah
Surname	Allen
Declaration date (DD/MM/YYYY)	01/07/2020

25. Ownership Certificates and Agricultural Land Declaration

☑ 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)	01/07/2020