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 Outline Planning Permission with all matters reserved.
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	158
Suffix	
Property name	The Miners Rest
Address line 1	Froghall Road
Address line 2	
Address line 3	
Town/city	Cheadle
Postcode	ST10 2DN

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

Easting (x)	401105
Northing (y)	344596

Description

2. Applicant Details

Title	Mr
First name	Nigel
Surname	Wibberley
Company name	Stockwell Property Investments ltd
Address line 1	Sexton Farm
Address line 2	Dog Lane
Address line 3	Ipstones Edge
Town/city	Staffordshire
Country	UK

2. Applicant Details

Postcode	ST10 2LR
Primary number	
Secondary number	
Fax number	
Email address	

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

3. Agent Details

Title	Please Select...
First name	Benjamin
Surname	Wibberley
Company name	Wyvern Partnership llp
Address line 1	101 The Courtyard
Address line 2	Radway green
Address line 3	
Town/city	Alsager
Country	GB
Postcode	CW2 5PR
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please describe the proposed development

Redevelopment of former public house and associated car parking to eight residential houses

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

5. Site Area

What is the measurement of the site area? (numeric characters only).	0.18
Unit	Hectares

6. Existing Use

Please describe the current use of the site

6. Existing Use

Derelict Former Public House

Is the site currently vacant? (•) Yes ( ) No

If Yes, please describe the last use of the site

Derelict Former Public House

When did this use end (if known)? DD/MM/YYYY

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. 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.

- [ ] Market
- [x] Social
- [ ] Intermediate
- [ ] Key Worker

Add 'Social' residential units

Social: Proposed Housing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	8	0	0	0	8
Total	0	8	0	0	0	8

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

- [ ] Market
- [ ] Social
- [ ] Intermediate
- [ ] Key Worker

Total proposed residential units: 8

Total existing residential units: 0

8. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (•) Yes ( ) No
Note that 'non-residential' covers ALL uses execept Use Class C3 Dwellinghouses

Please add details of the use classes and floorspace:

8. All Types of Development: Non-Residential 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 Net Tradable Area	265.5	265.5	0	-265.5
Total	265.5	265.5	0	-265.5

Loss or gain of rooms

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

9. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ○ Yes ◉ No

10. Hours of Opening

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

11. 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

12. 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

13. 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

14. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ( ) Yes (•) No

15. 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?

16. 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	Benjamin
Surname	Wibberley
Declaration date (DD/MM/YYYY)	28/07/2020

☑ Declaration made

17. 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)	28/07/2020