



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                                                                   | <input type="text"/>                          |
| Suffix                                                                   | <input type="text"/>                          |
| Property name                                                            | <input type="text" value="The Barque House"/> |
| Address line 1                                                           | <input type="text"/>                          |
| Address line 2                                                           | <input type="text"/>                          |
| Address line 3                                                           | <input type="text"/>                          |
| Town/city                                                                | <input type="text"/>                          |
| Postcode                                                                 | <input type="text" value="SK11 0SR"/>         |
| Description of site location must be completed if postcode is not known: |                                               |
| Easting (x)                                                              | <input type="text" value="396223"/>           |
| Northing (y)                                                             | <input type="text" value="361742"/>           |

Description

Land cornering on Gun Hill Road and Rudyard Road 2415 meters square approximately. The land formed part of the adjacent farm.

**2. Applicant Details**

|                |                                              |
|----------------|----------------------------------------------|
| Title          | <input type="text" value="Mr"/>              |
| First name     | <input type="text" value="Martin"/>          |
| Surname        | <input type="text" value="Edge MIET"/>       |
| Company name   | <input type="text"/>                         |
| Address line 1 | <input type="text" value="30"/>              |
| Address line 2 | <input type="text" value="Hartland Avenue"/> |
| Address line 3 | <input type="text" value="Bradeley"/>        |
| Town/city      | <input type="text" value="Stoke-On-Trent"/>  |
| Country        | <input type="text"/>                         |

2. Applicant Details

Postcode

ST6 7NF

Are you an agent acting on behalf of the applicant?

YesNo

Primary number

Secondary number

Fax number

Email address

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).

2414.25

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.

HM Land Registry of title; SF619916, Land at Shaw Farm, Heaton Rushton Spencer, Macclesfield SK11 0SR  
Easting: 396223  
Northing: 152803  
  
Erect a stilted timber framed dwelling, in accordance with Paragraph 79, (GFL AREA 36.071 m2/ 1st FLOOR MAIN AREA 157.730m2). Within a parcel of land, (2414.249 m2 APPROXIMATE), covered with mature trees.  
  
Proposed area of development will take up 6.5 % of the total area of land, (leaving 93.5 % of land).  
  
The remaining area of land will be managed under the TPO order SM300W1 and guidance submitted see PDF file REF: Arboricultural Implications Assessment .pdf.  
  
No trees will be removed for the dwelling, 3 number trees pass uninterrupted through the structure see plan PDF file REF: THE BARQUE HOUSE PLAN VIEW LAYOUT INTERNAL (2).pdf. Tree REF: T03, T05, T07.  
  
A low environmental impact structure followed by an exceptional quality and innovative nature of design and sustainable construction of a stilted home within the trees, (The Barque House), inspired from the surrounding sailing lakes/ reservoirs, ( Rudyard Lake/ Tittesworth Reservoir) Barque is a sailing vessel with three or more masts, rigged fore and aft.  
  
The dwelling will consist of two bedrooms/ wet room/ kitchen/ dining/ living/ utility and store supported by helical pile stilts see plan PDF file REF: THE-BARQUE-HOUSE-PLAN-1-helical-screw-pile layout-GFL-plan.pdf. See plan PDF file REF: THE BARQUE HOUSE PLAN VIEW LAYOUT INTERNAL.pdf. The proposal will have and intrinsic foul/ waste system design that does not require sub terrain installation.  
  
The building material will be timber clad indigenous to the UK. The windows/ doors will be reflective glass, (A reflection of the surrounding trees). The lower part of the building will be reflective cladding, (A reflection of the surrounding trees).  
  
The roof will be green to encourage biodiversity following guidance from; The Habitat Action Plan (HAP) for the area in which the roof is to be built. HAP's for each area from the local Wildlife Trust.

Has the work or change of use already started?

YesNo

6. Existing Use

Please describe the current use of the site

The existing use of the land sold beech saplings as part of a business, the current use of the land is the sale of naturally seeded beech saplings and recreational use.

Is the site currently vacant?

YesNo

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

YesNo

Planning Portal Reference: PP-08682106

6. Existing Use

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

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

Walls

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Timber framed walls, straw bale insulation, natural larch type or similar vertical cladding

Roof

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Biodiverse roof systems which will offer a greater diversity of species as well as prolonged foraging for insects.

Windows

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Engineered timber double glazed reflective glass

Doors

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Engineered timber doors

Boundary treatments (e.g. fences, walls)

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Beech hedging indigenous of the land the dwelling is proposed

Vehicle access and hard standing

Description of existing materials and finishes (optional):

Description of proposed materials and finishes:

Abweb TRP Geocell or similar approved for tree root protection offers a practical alternative to traditional methods of construction of paths, roads and parking areas in and around trees. It is used to protect the root structure of the tree from damage caused from the compaction of the local soils as a result of vehicular traffic. Traditional methods of construction tend be invasive and can affect tree health by damaging the root structure.

Lighting

7. Materials

|                                                            |                |
|------------------------------------------------------------|----------------|
| Description of existing materials and finishes (optional): |                |
| Description of proposed materials and finishes:            | Low energy LED |

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

Plan 1

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            | 2                         | 2                                          | 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

## 11. Assessment of Flood Risk

☒ 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:

- ☐ Mains Sewer  
☐ Septic Tank  
☐ Package Treatment plant  
☐ Cess Pit  
☒ Other  
☐ Unknown

Other

The above ground rhino effluent storage tank is manufactured from high-quality prime material and de

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

If Yes, please provide details:

The location of waste storage and recycling facilities should be clearly identified on the plans.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

The location of waste storage and recycling facilities should be clearly identified on the plans.

## 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

## 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' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes ☒ No

## 18. Employment

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

☐ Yes ☒ No

## 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:

none

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

## 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**

## 24. Authority Employee/Member

### (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 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                            | <input type="text" value="Mrs"/>        |
| First name                       | <input type="text" value="Patricia"/>   |
| Surname                          | <input type="text" value="Edge"/>       |
| Declaration date<br>(DD/MM/YYYY) | <input type="text" value="24/01/2021"/> |

☒ 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)