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 Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Barnfield Road Industrial Estate

Address Line 1

Barnfield Road

Address Line 2

Address Line 3

Staffordshire

Town/city

Leek

Postcode

ST13 5QG

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

Easting (x)

397891

Northing (y)

355582

Description

Leekbrook Junction to Leek Churnet Valley Railway Extension, Platform, Water Tower and Footpath diversion.

Applicant Details

Name/Company

Title

Mr

First name

Gregory

Surname

Wilson

Company Name

CHURNET VALLEY RAILWAY (1992) PLC

Address

Address line 1

Kingsley & Froghall Station

Address line 2

Froghall

Address line 3

Town/City

Stoke-On-Trent,

Country

Staffordshire

Postcode

ST10 2HA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Jonathan

Surname

Cornes

Company Name

Jonathan Cornes Associates Ltd

Address

Address line 1

9 Brindley Court

Address line 2

Lymedale Business Park

Address line 3

Dalewood Road

Town/City

Newcastle Under Lyme

Country

United Kingdom

Postcode

ST5 9QA

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Reinstatement of railway track, new platform and and replacement footpath on former railway line between Cornhill, Leek and boundary of existing operational railway land at Leekbrook.

Reference number

SMD/2021/0700

Date of decision (date must be pre-application submission)

22/02/2022

Please state the condition number(s) to which this application relates

Condition number(s)

3, 4, 5,6,7a,b,c, 9, 10,11,15,16

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

9. The landscaping scheme for the platform and water tower as detailed within the Ecology report provided to discharge condition 7.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 1 - Noted
Condition 2 - Noted

Condition 3 – The footpath diversion details attached.

Condition 4 – The fencing alongside the golf course land is proposed to be timber post and plastic-netting-mesh-2m-100m-roll-35x22mm-holes or similar 1.8 – 2.0m high, 35 x 22mm see attached photograph, the netting colour will be black or green depending on availability. See also the footpath drawings for condition 3.

Condition 5 – Noted

Condition 6 - Noted

Pre-Commencement - Condition 7 - Find attached 'Ecological Construction and Enhancement Plan/Report - ECEP', and the 'Biodiversity Impact Assessment Report – BIA (Biodiversity Net Gain) for the former railway line at the Churnet Valley Railway site.

Condition 9 - Refer to Condition 7 information attached, includes the platform, footpath and water tower areas for soft landscaping. The platform will be tarmacadam surface with concrete coping stones and 1.8m green or black paladin fencing to the rear of the platform as shown on the general arrangement drawings already submitted.

Condition 10 – Meeting was held with SMDC Arboriculturist, Steve Massey and Paul Keeling Evolution Ecology on 14th February 2022, we have agreed on which trees are to be removed for the operational use of the railway line and which trees we can safeguard. This information has been included within the two attached ecology reports, see condition 7. We are urgently awaiting on SMDC Arboriculturists formal confirmation to proceed.

Pre-Commencement - Condition 11 - Find attached the Demolition and Construction and Environmental Method Statement.

Condition 12 – Noted

Condition 13 – Noted

Condition 14 - Noted

Condition 15 – There is no drainage as any WCs for foul water will be within the station building and so outside of this development. The surface water from the platform generally drains off the platform edge into the track ballast as it would have done originally and so no further drainage systems are required. The water tower also drains any excess water from the pipe following refilling the engine to discharge to the track ballast. This is the same for all the water towers on the other station sites.

Condition 16 – Water Tower Elevations, attached.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

***** REDACTED ******

Surname

***** REDACTED ******

Reference

SMD/2021/0700

Date (must be pre-application submission)

02/02/2022

Details of the pre-application advice received

Condition discharge requirements

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Jonathan Cornes

Date

19/02/2022