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 (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

Rudyard Memorial Institute

Address Line 1

Lake Road

Address Line 2

Address Line 3

Staffordshire

Town/city

Rudyard

Postcode

ST13 8RN

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

Easting (x)

395056

Northing (y)

358154

Description

## Applicant Details

### Name/Company

Title

MR

First name

Surname

HORWELL

Company Name

### Address

Address line 1

C/O AGENT

Address line 2

-

Address line 3

-

Town/City

County

Country

-

Postcode

Are you an agent acting on behalf of the applicant?

- ☑ Yes
- ○ No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

Mr

First name

Adam

Surname

Gregory

Company Name

Forefront Development Consulting Ltd

### Address

Address line 1

4 Ridge House

Address line 2

Ridge House Drive

Address line 3

Festival Park

Town/City

Stoke-on-Trent

County

Country

United Kingdom

Postcode

ST1 5SJ

## Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Site Area

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

1940.00

Unit

Sq. metres

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - 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.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

**Description**

Please describe details of the proposed development or works including any change of use

Proposed change of use of memorial institute to form two number dwellings including single storey rear extensions, elevational alterations, removal of existing beech tree and excavation of land to form parking areas.

Has the work or change of use already started?

◯ Yes
⊘ No

## Existing Use

Please describe the current use of the site

Memorial Institute

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

## 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)

**Type:**
Walls

**Existing materials and finishes:**
Stone Timber cladding Render

**Proposed materials and finishes:**
Stone

**Type:**
Roof

**Existing materials and finishes:**
Staffordshire Blue Clay Tiles

**Proposed materials and finishes:**
Staffordshire Blue Clay Tiles

**Type:**
Windows

**Existing materials and finishes:**
Upvc

**Proposed materials and finishes:**
Timber effect Upvc

**Type:**
Doors

**Existing materials and finishes:**
Timber

**Proposed materials and finishes:**
Composite Aluminium Timber-effect upvc

**Type:**
Vehicle access and hard standing

**Existing materials and finishes:**
n/a

**Proposed materials and finishes:**
Tarmac

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

23-111-01
23-111-02
23-111-03
23-111-04
Design, Access and Heritage Statement

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- [x] Yes
- [ ] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

23-111-03
23-111-04

## Vehicle Parking

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

- [x] Yes
- [ ] No

Please provide information on the existing and proposed number of on-site parking spaces

**Vehicle Type:**
Cars

**Existing number of spaces:**
0

**Total proposed (including spaces retained):**
6

**Difference in spaces:**
6

## Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] 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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.**

## 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

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

## 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

**Supporting information requirements**

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [ ] Other
- [x] Unknown

Are you proposing to connect to the existing drainage system?

- ◯ Yes
- ◯ No
- ⊘ Unknown

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ⊘ Yes
- ◯ No

If Yes, please provide details:

Bin Store

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

- ◯ Yes
- ⊘ No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ◯ Yes
- ⊘ No

## Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ⊘ Yes
- ◯ No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

## Proposed

Please select the housing categories that are relevant to the proposed units

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

### Market Housing

Please specify each type of housing and number of units proposed

**Housing Type:**
Houses

**1 Bedroom:**
0

**2 Bedroom:**
0

**3 Bedroom:**
2

**4+ Bedroom:**
0

**Unknown Bedroom:**
0

**Total:**
2

| Proposed Market Housing Category Totals | 1 Bedroom Total | 2 Bedroom Total | 3 Bedroom Total | 4+ Bedroom Total | Unknown Bedroom Total | Bedroom Total |
|---|---|---|---|---|---|---|
| | 0 | 0 | 2 | 0 | 0 | 2 |

## Existing

Please select the housing categories for any existing units on the site

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

## Market Housing

Please specify each existing type of housing and number of units on the site

**Housing Type:**
Houses

**1 Bedroom:**
0

**2 Bedroom:**
0

**3 Bedroom:**
0

**4+ Bedroom:**
0

**Unknown Bedroom:**
0

**Total:**
0

| Existing Market Housing Category Totals | 1 Bedroom Total | 2 Bedroom Total | 3 Bedroom Total | 4+ Bedroom Total | Unknown Bedroom Total | Bedroom Total |
|---|---|---|---|---|---|---|
| | 0 | 0 | 0 | 0 | 0 | 0 |

## Totals

| | |
|---|---|
| Total proposed residential units | 2 |
| Total existing residential units | 0 |
| Total net gain or loss of residential units | 2 |

## 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.

- [x] Yes
- [ ] No

Please add details of the Use Classes and floorspace.

**Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use.** View further information on Use Classes.

**Use Class:**
Other (Please specify)

**Other (Please specify):**
Sui-Generis

**Existing gross internal floorspace (square metres):**
125

**Gross internal floorspace to be lost by change of use or demolition (square metres):**
125

**Total gross new internal floorspace proposed (including changes of use) (square metres):**
0

**Net additional gross internal floorspace following development (square metres):**
-125

| Totals | 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) |
|---|---|---|---|---|
| | 125 | 125 | 0 | -125 |

**Loss or gain of rooms**

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

## Employment

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

◯ Yes
⊘ No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

## 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

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

## 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

## 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

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

First Name

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

Surname

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

Reference

Memorial Institute

Date (must be pre-application submission)

12/05/2023

Details of the pre-application advice received

You would require planning permission to change the use of the existing community building to two dwellings.
The site is on greenbelt land, as well as in the conservation area, therefore there are restrictions to what you can do. The works would need to be appropriate and sensitive in terms of their design, as the site is in the conservation area.
The first thing which we would look at is the current use of the existing building. Under an application, we would be assessing whether we would be happy to lose a building there for community use. You will need to demonstrate why this building no longer needs to be used for the community, as we have policy in place to preserve community buildings. A way of demonstrating this could be to submit a document / evidence to show that the building has been vacant for around 10 years etc.
The main restriction for you if you were to submit a planning application is the fact that the house is on greenbelt land.
There is potential that the Council could object to the addition of a first storey to the building, as it could conflict with greenbelt policy in that it would impact the openness of the greenbelt. Additionally, I am not sure that considerably raising the ridge height would be acceptable in the conservation area.
There is a large tree in the front curtilage, protected by virtue of the conservation area.
If you were to submit a planning application, we would also need to see a plan of the parking arrangements.

## 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.

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?

◯ Yes
⊘ No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

◯ Yes
⊘ No

## Certificate Of Ownership - Certificate A

**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

Adam

Surname

Gregory

Declaration Date

03/07/2023

☑ Declaration made

## Declaration

I / We hereby apply for Full planning permission 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.

☑ I / We agree to the outlined declaration

Signed

Adam Gregory

Date

03/07/2023