Application for Outline Planning Permission with All Matters Reserved

Town and Country Planning Act 1990 (as amended)

Staffordshire Moorlands

Publication of applications on planning authority website

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".

Address Line 1

Land Rear of 82 To 96

Address Line 2

Junction Road

Address Line 3

-

Town/City

Leek

County

Staffordshire

Postcode

ST13 5QP

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

Easting (x)

398115

Northing (y)

355641

Description of site location

-

Applicant Details

Name/Company

Title

Mr

First Name

E

Surname

Hughes

Company Name

-

Address

Address Line 1

92

Address Line 2

Junction Road

Address Line 3

-

Town/City

Leek

County

Staffordshire

Country

-

Postcode

ST13 5QP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

-

Secondary number

-

Fax Number

-

Email address

[redacted]

Agent Details

Name/Company

Title

Mr

First Name

Andrew

Surname

Dukesell

Company Name

DBD Architectural Consultancy Ltd

Address

Address Line 1

50 Broad Street

Address Line 2

-

Address Line 3

-

Town/City

Leek

County

Staffordshire

Country

-

Postcode

ST13 5NS

Contact Details

Primary number

[redacted]

Secondary number

-

Fax number

-

Email Address

[redacted]

Description of Proposed Works

Please describe the proposed works

Single new build dwelling

Has the work already been started without consent?

◯ Yes

⊘ No

Site Information

Site Area

595.09 sq. metres

Existing Use

Current Use of Site

Garden curtilage to 92 Junction Road

Is the Site Currently Vacant?

- ◯ Yes
- ⊘ No

Is the Land Known to Be Contaminated?

- ◯ Yes
- ⊘ No

Is the Land Suspected to Be Contaminated?

- ◯ Yes
- ⊘ No

Is the Proposed Use Vulnerable to Contamination?

- ◯ Yes
- ⊘ No

Materials

Does the proposed development require any materials to be used externally?

- ◯ Yes
- ⊘ No

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ◯ 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?

- [x] Sustainable drainage system
- [ ] Existing water course
- [ ] Soakaway
- [ ] Main sewer
- [ ] Pond/lake

Biodiversity Net Gain

Does BNG Condition Apply?

- ◯ Yes
- ⊘ No

Reason 1	**Development site area of 0.2 hectares or below**
Priority habitats on or within 500m of the site	**No**
Can evidence the site assessment if the presence of priority habitats is disputed	**No**
Justification	**De-minimis development**

Residential/Dwelling Units

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

- ⊘ Yes
- ◯ No

Section A – Proposed

Housing Categories

Market Housing

Market Housing

Houses

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
0	0	1	0	0	1

Market Housing Totals

1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
0	0	1	0	0	1

Section B – Existing

Housing Categories

Market Housing

No existing housing units specified.

Section C – Overall Totals

	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	Unknown	Total
Proposed	0	0	1	0	0	1
Existing	0	0	0	0	0	0
Net Gain/Loss	0	0	1	0	0	+1

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

◯ Yes

⊘ No

Employment

Will There Be Existing or Proposed Employees?

- ◯ Yes
- ⊘ No

Hours of Opening

Are Hours of Opening Relevant?

- ◯ Yes
- ⊘ No

Industrial/Commercial Processes

Does the Proposal Involve Industrial/Commercial Activities?

- ◯ 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?

Agent

Pre-application Advice

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

- ◯ Yes
- ⊘ No

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

Have You Given Notice to All Owners/Tenants?

⊘ Yes
◯ No

Certificate B

I certify that I have given the requisite notice to everyone else 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 to which this application relates.

Certificate Type

Notice given to all owners

Name	Address	Date Notice Served
S Forster	98A, Junction Road, Leek, ST13 5QP	24/09/2026

Person Role

The Agent

Title

Mr

First Name

Andrew

Surname

Dukesell

Declaration Date

24/09/2026

Declaration Made

- [x] Yes
- [ ] No

Declaration

I/We hereby submit this Application for Outline Planning Permission with All Matters Reserved as described in the questions answered, details provided, 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.

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

Signed

Andrew Dukesell

Date

24/09/2026