

02/00225

Dealt with by: Mrs. J.E. Curley

Our Ref: JEC/02/00225/FUL

Direct Dial: (01538) 483566

Your Ref:

Date: 19th December 2002

Butters John Bee
49-53 Trinity Street
Hanley
Stoke on Trent
STAFFORDSHIRE
ST1 5LX

For the attention of Mr Graham Hulse

Dear Mr. Hulse,

Re: Victoria Mill, Leek

I refer to our telephone conversation this morning in connection with this site.

As discussed I would appreciate your comments on employment land availability and demand in Leek in general terms. Leading on from this and more specifically in respect of Victoria Mill, your opinion as to the likelihood of a future employment use on this site.

I look forward to hearing from you, if possible by fax tomorrow. If you require further clarification please do not hesitate to contact either myself or Mrs. Curley on 01538 483566.

Yours sincerely,

Mr. D J Breakwell
Head of Planning

TS record

02/00225

Dealt with by: Mr. M. W. Green

Our Ref: MWG/TF/PI/159/8/2

Your ref:

Direct Line: (01538) 483563

Date: 2nd October, 2002

Mr. S. Gower,
Town and Country Planning Consultant,
1st Floor,
7 Derby Street,
Leek,
Staffs.
ST136HN

Dear Mr. Gower,

Planning Application 02/00225/FUL

I refer to your draft layout concerning the above and received on 23rd August, 2002.

The Committee report identified plots nos. 7, 8, 10, 12, 13, 14 and 21 as critical in terms of inter-relationships within and beyond the site. Whilst the drawing now submitted shows some improvement the space standards in the Local Plan are still not met. The changes are relatively minor and in this area of high density terraced development with small rear gardens it is important to avoid any overbearing impacts.

Yours sincerely,



M. W. Green
Development Control Manager

02/00225

Dealt with by: Mr. M. W. Green

Our Ref: MWG/TF/PI/159/8/2

Your ref:

Direct Line: (01538) 483563

Date: 2nd October, 2002

Mr. S. Gower,
Town and Country Planning Consultant,
1st Floor,
7 Derby Street,
Leek,
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ST136HN

Dear Mr. Gower,

Planning Application 02/00225/FUL

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Yours sincerely,

M. W. Green
Development Control Manager

PI 159/8/2/1000 MG

TS card

STEPHEN GOWER TOWN & COUNTRY PLANNING CONSULTANT
BA, D.P.T.P., M.R.T.P.I.

~~SG~~

1st Floor

Tel: 01538 386808

MWG

7 Derby Street,

Fax: 01538 381132

Leek,

Staffordshire,

ST13 6HN

Victoria Mill, Langford St. Leek.

In relation to Reason 2 of Decision 02/00225 it would be appreciated if you could give your views on the amended housing layout. A copy of the plan has also been sent to Steve Massey in Countywide

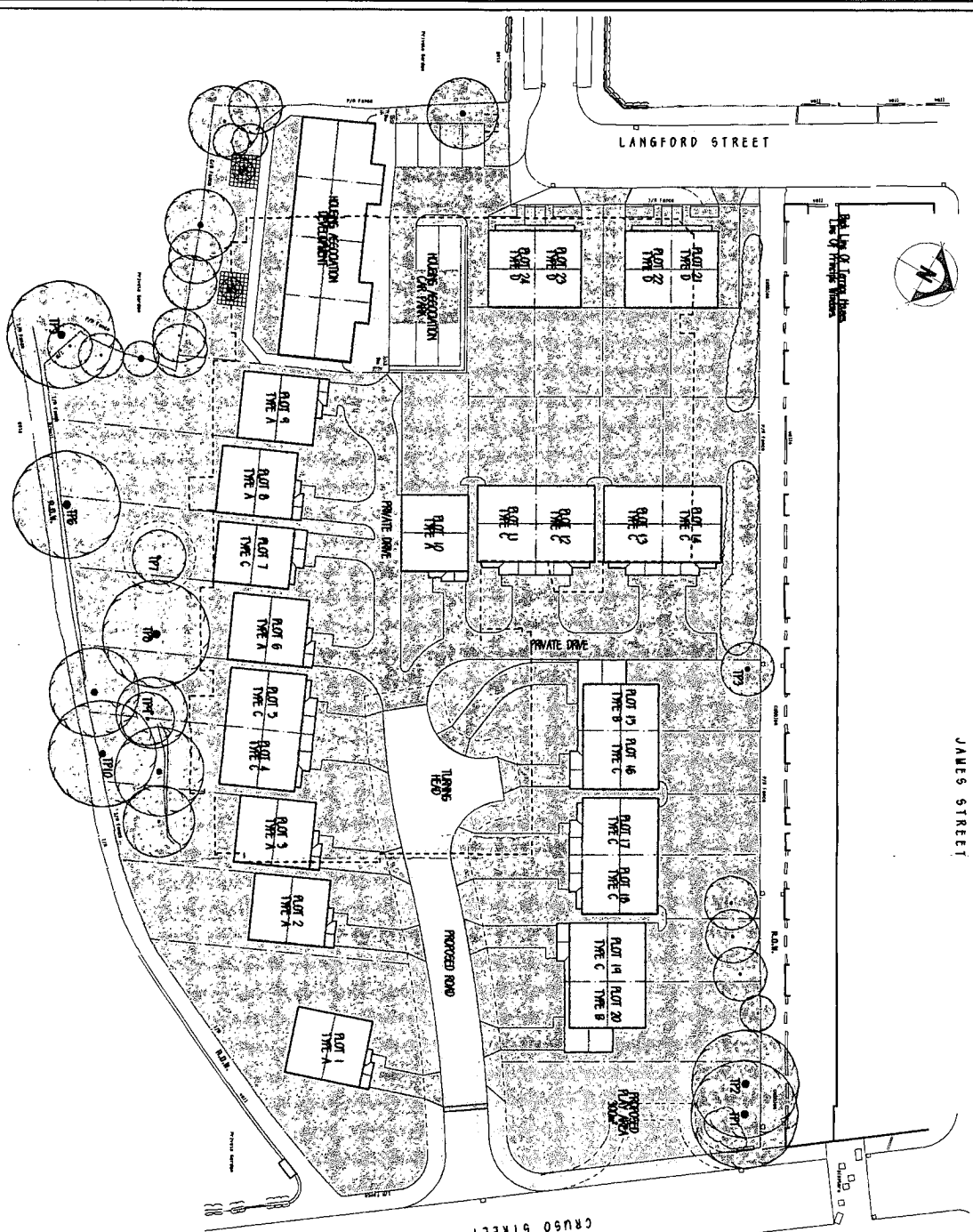
With Compliments

- As requested
- For your information
- For necessary action
- For comment

REPLY OFFICER COPIES TO
 BMDG PLANNING DEPARTMENT

DATE 23 AUG 2002

ACK: MWG
 FILE:



JAMES STREET

LANGFORD STREET

CRUSO STREET

DEMOLITION WORKS

Victoria Hill and associated buildings indicated by broken line are to be demolished.

Site contours are to be altered to suit the proposal.

PROPOSAL

Redevelopment works consist of the erection of 24 private dwellings and 8 No. housing association flats. Dwellings are to be a mixture of 3 and 4 bedroom detached and semi detached units as indicated on the accompanying house type plans.

SITE ACCESS

Existing cross street access is to be closed and new access formed in position shown along with adoptable access road to serve 20 dwellings.

Existing langford street accesses are to be adapted as shown to serve housing association parking area and dropped kerbs provided to access the 4 No. dwellings driveway fronting langford street.

All new works are to be to a specification agreed with the Staffs County Council Highway Engineer prior to works commencing.

PLAYGROUND

A 300m² playground facility is to be provided as shown to the specification of S.M.D.C. including a fenced enclosure with gated access at opposite ends of playground.

EXISTING TREES

This drawing is to be read in conjunction with the tree report as prepared by Tree Heritage Ltd.

Amoriz

developments Ltd

PROPOSED HOUSING DEVELOPMENT
AT VICTORIA HILL SITE,
CRUSO STREET / LANGFORD STREET,
LEEN, STAFFS.

SITE PLAN - PROPOSAL SCHEME

DATE	JULY 2002	SCALE	1:500
DWG No.	2001-1075-18	REVISED	ASR



10 Oakley Buildings, Fountain Street, Leek, ST13 6UP
Telephone + Fax 01529 390002
E-mail: mail@sammsonarchitect.co.uk

This drawing is copyright. Do not make any alterations without the written consent of the author. All dimensions must be checked prior to commencement.



STAFFORDSHIRE
moorlands
DISTRICT COUNCIL

JANE x5

02/00225

PLANNING NOTICE

PROPOSED DEVELOPMENT AT

Victoria Mill Langford Street Leek Staffordshire ST13 8BB

Major development

The STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL has received a planning application for: -

Proposal:-Residential development (24 dwellings and 8 flats)

Applicant:- Colin Amos Builders Ltd

Application Number:- 02/00225/FUL

A copy of the application may be inspected during normal working hours at the Planning Department, Moorlands House, Stockwell Street, Leek or at the weekly planning surgeries at Biddulph and Cheadle on request.

Any person who wishes to make representations about the application should do so by writing within 21 days of the date on this notice, to the Head of Planning at the above address. Letters will be acknowledged and writers will be notified of the decision reached in due course.

It should be noted that any representations made about the application will be available for public inspection and copy.

Please note the application reference number when writing and telephoning.

POSTED x5 11.4.2002



Staffordshire POLICE

File

02/00225

Mr. Breakwell
Head Of Planning
Staffs Moorlands District Council

Contact: P.C. 1312 Holland
Direct Line: 01785 23 2937
Fax: 01785 23 3875
Our Ref: NS/ALO/353/02
Your Ref: ABRIG/02/00225
Date: 02 May 2002

Dear Mr Breakwell

Victoria Mill Langford St.Leek

Thank you for the above consultation document. I am a Police Architectural Liaison Officer trained at the Home Office Crime Prevention Centre. The council should consider my comments in accordance with The Department of Environment circular 5 of 1994, Sec 17 of the Crime and Disorder Act 1998 and Article one of Protocol one of the Human Rights Act 1998.

SMDC PLANNING DEPARTMENT

REPLY:
OFFICER:
COPIES TO:

DATE: 07 MAY 2002

The crime issues the planning committee may wish to be considered regarding this development should focus on the children's play area and the two rights of way which run west to east on either side of the development.

Maximum surveillance should be obtained for the children's play area especially as it borders a public street. Fencing around the play area should allow clear visibility through it. It is good that the frontage of one property overlooks the play area and the perception of surveillance can further be maximised by ensuring that there are side windows in the property immediately adjacent to play area.

These play areas can, and frequently are, utilised by the wrong age group causing extreme conflict with residents. The use of two metre high bow topped rainbow coloured fencing with matching gates can leave the option to later exercise control by locking the gates if needed should a problem of this type occur.

The two rights of way are an important crime consideration as burglaries are often completed by access and escape from the rear. I would recommend two metre high hit and miss fencing to border this area which is less conducive to graffiti, retains good security characteristics and allows the perception of surveillance to remain partly in place which is a recognised crime deterrent.

The parking in front of the flats allows good surveillance and vehicle supervision which is beneficial in respect of vehicle crime. It is important that this area is well lit.



INVESTOR IN PEOPLE



All comments and recommendations are site specific. Crime Prevention advice is given free without the intention of creating a contract. Neither does the Home Office nor the Police Service take any other legal responsibility for the advice given.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Neil Holland', written in a cursive style.

Neil Holland Police Architectural Liaison Officer.

Police Station
Fountain Street,
Leek,
Staffordshire. ST13 6QT.
Tel 01538399333

www.staffordshire.police.uk

White copy

02/00225

Dealt with by: Mr. R.C. Lowe

Our Ref: RCL/AS/02/00225/FUL

Direct Dial: (01538) 483568

Your Ref:

Date: 17th January 2003

To: The Occupier

Dear Sir or Madam,

Victoria Mill, Cruso Street, Leek
(Planning Appeal APP/B3438/A/0211096597)

I have been informed by the Planning Inspectorate that the public inquiry scheduled for Wednesday, 5th February has now been cancelled as a consequence of the appeal having been withdrawn by the applicant, Colin Amos Builders Ltd.

Yours faithfully,

D. Breakwell
Head of Planning

02/00225

D.R.R.		
11 APR 2002		
ACK.	PASSED TO	FILE

MEMO

Dealt with by: Alison Briggs
Direct Dial: (01538) 483566

Our ref: (ABRIG/02/00225/FUL)
Your ref:
Date: 10th April 2002

To: Reception Manager
Director of Corporate and Financial Services

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING APPLICATION No.: 02/00225/FUL - ABS

Development Proposed: Residential development (24 dwellings and 8 flats)
Location: Victoria Mill Langford Street Leek
Applicant: Colin Amos Builders Ltd

I attach for your attention a copy of a site notice which will be displayed in respect of the above application. I would be grateful if you would arrange for an identical public notice to be placed in the newspaper indicated as soon as possible and let me have a copy of the advertisement in due course.

- Leek Post and Times**
- Cheadle and Tean Times**
- Biddulph Chronicle**
- Evening Sentinel**

SMDC PLANNING DEPARTMENT	
REPLY OFFICER:	
COPIES TO:	
DATE:	07 MAY 2002 <i>Admin</i>
ACK:	
FILE:	



PLANNING NOTICE

Proposed development at
 Victoria, Mill, Langford Street, Leek,
 Staffordshire, ST13 8BB
 Major Development
 The Staffordshire Moorlands District Council has
 received a Planning application for:
 Proposal: Residential development
 (24 dwellings and 8 flats)
 Applicant: Colin Amos Builders Ltd.
 Application Number: 02/00225/FUL

A copy of the application may be inspected during normal working hours at the Planning Department Moorlands House, Stockwell Street, Leek or at the weekly planning surgeries at Biddulph and Cheadle on request.

Any person who wishes to make representations about the application should do so by writing within 21 days of the date of this notice, to the Head of Planning at the above address. Letters will be acknowledged and writers will be notified of the decision reached in due course.

It should be noted that any representations made about the application will be available for public inspection and copy.

Please note the application reference number when writing and telephoning.

D Breakwell
Head of Development Control

17.4.02

File
02/00225

Form X (ii)

Staffordshire County Council

Development Services Department
Highways and Transport Service
Town and Country Planning Act, 1990
General Development Order 1988
Recommendation of Approval

To: Chief Planning and Estates Officer
Staffordshire Moorlands District Council

Applicant: COLIN AMOS BUILDERS LTD

Address: CALDENE,
4 NEWCASTLE ROAD

Application Number: SM0200225

Date Received: 15-APR-2002

Road Number: D1291

Date: 02-MAY-2002 *Admin*

Particulars of Development:

RESIDENTIAL DEVELOPMENT (24 DWELLINGS AND 8 FLATS)

Location of Development:

VICTORIA MILL, LANGFORD STREET, LEEK

FULL

SMDC PLANNING DEPARTMENT	
REPLY OFFICER:	<i>Admin</i>
COPIES TO:	
DATE:	08 MAY 2002
ACK:	<i>PCV</i>
FILE:	

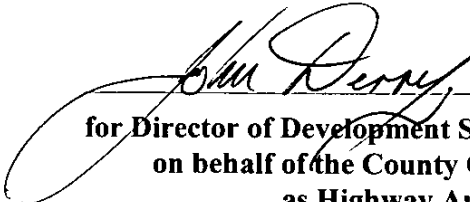
Recommendations: There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-

1. Details shall be submitted for the approval of the Highway Authority indicating full road construction and drainage details, including long sections and a satisfactory means of draining the potentially adoptable road to suitable outfall.
2. The site access road shall have a minimum width of 5.0m
3. All footways/service strips shall be 1.8m wide.
4. A 900mm transition ramp shall be provided at the position indicated on the submitted plan (Drg. No.01-1025-05).
5. The footways shall link into the existing footway network and shall extend 1.0m beyond the transition ramp.
6. Pedestrian crossing facilities (dropped kerbs) shall be provided within the bellmouth of the proposed site access.
7. The turning head shall be in accordance with the Staffordshire Residential Design Guide Technical Appendices, Appendix A, Turning Areas.
8. 6.0m radius kerbs shall be provided each side of the site access road.
9. The private accesses, parking and turning areas shall be surfaced and thereafter maintained in a bound material to the satisfaction of the Local Planning Authority.

10. The private accesses shall be ungated.
11. The private access gradients shall not exceed 1 in 10 for the first 4.5 (m) rear of the highway boundary.
12. The site access road gradient shall not exceed 1 in 15 for the first 10.0m rear of the channel line of the junction.
13. The private drives serving Plots 6-9 and 10-14 shall have a minimum width of 3.2m.
14. Before the proposed development is brought into use the accesses to Plots 21-24 and the housing association flats shall be formed in accordance with the attached Y2 conditions.
15. A minimum drive length of 5.5m shall be provided between the front elevation of Plot 16 garage and the highway boundary.
16. Adequate facilities shall be provided and thereafter maintained for the parking of 3No. private vehicles within the curtilage of Plots 1-3, 6, & 8-10.
17. 11No. car parking spaces shall be provided and thereafter maintained for the housing association flats.
18. A surface water drainage interceptor shall be provided within the curtilage of the individual plots at the point where the private drives join the public highway.
19. 1.5 m x 45 degree visibility splays shall be provided each side of the private accesses with nothing placed or allowed to remain forward of the splays that exceeds 600mm in height above the adjacent carriageway.
20. Any soakaway shall be located a minimum of 4.5m rear of the highway boundary.
21. Concurrent with the proposed site access road and private accesses being brought into use, the existing site accesses shall be permanently closed and the access crossings reinstated as footway to the satisfactions of the Local Planning Authority.

REASONS

- 1-7. In the interest of Highway safety and to ensure the roadworks can be designed to potentially adoptable standards.
- 8-14. In the interest of highway safety and to comply with S.C.C. requirements for access.
- 15-19. In the interest of Highway safety.
20. To safeguard the public highway.
21. To avoid the proliferation of redundant accesses.


for Director of Development Services
on behalf of the County Council
as Highway Authority

Planning Application Reference: SM0200225

**STAFFORDSHIRE COUNTY COUNCIL
DEVELOPMENT SERVICES DEPARTMENT**

**TOWN AND COUNTRY PLANNING ACT 1990
AND HIGHWAYS ACT 1980**

Section A - Vehicle Access Crossing

Consent is hereby given for you to construct, or have constructed, a vehicle access crossing, subject to the following:

1. You must indemnify the County Council against third party claims up to a value of £5m and the policy showing this indemnification must be offered to the Engineer in Charge, for his inspection, before work can begin.
2. Before commencing works within the confines of the public highway, it will be necessary to seek the approval of the Engineer in Charge and provide at least thirty days notice of your intention to commence construction of the access crossing. In addition, it will be necessary to provide at least one working day's notice of your intention to begin work which must be given to the Engineer in Charge.
3. All Statutory Undertakers, including cable television companies, must be contacted prior to beginning any work to ascertain the location and depth of their apparatus. In the event of any protection or diversionary works being necessary to their apparatus then any cost incurred will be your responsibility both for arranging and any payment.

Section B - General Highway Conditions

1. The work shall be carried out in accordance with the Highway Authority's requirements as outlined below:
2.
 - (a) Private accesses off the existing highway shall be limited to three in number and the level on Highway Boundary as indicated on the plan shall be 150mm above the crown on the existing road.
 - (b) The access drive gradient shall not exceed 1 in 10 for the first 4.5m rear of the Highway Boundary.
3. The portion of the access crossing between the edge of the carriageway and site boundary shall be constructed during the development by, and at the expense of, the owner to the detailed requirements and satisfaction of the County Surveyor.

4. The access crossing shall be formed as detailed on attached Drawings AC/1/91.
5. The accesses shall be un gated.
6. No inspection chamber, fresh air inlet, septic tank, or similar shall be constructed forward of the Existing Highway Boundary indicated on the plan without the written consent of the Highway Authority.
7. No part of any soakaway shall be located within 4.5m of an improvement line.

8. ***Street Furniture***

If street lighting columns and other street furniture needs to be resited. This will be at the applicant's expense after approval is given by the Engineer in Charge.

9. ***Signing and Safety***

The Contractor shall provide, erect and maintain such traffic signs, lamps, barriers and traffic control signals, and such other measures as may be necessitated by the construction of the works in accordance with the recommendations contained in Chapter 8 of the Traffic Signs Manual.

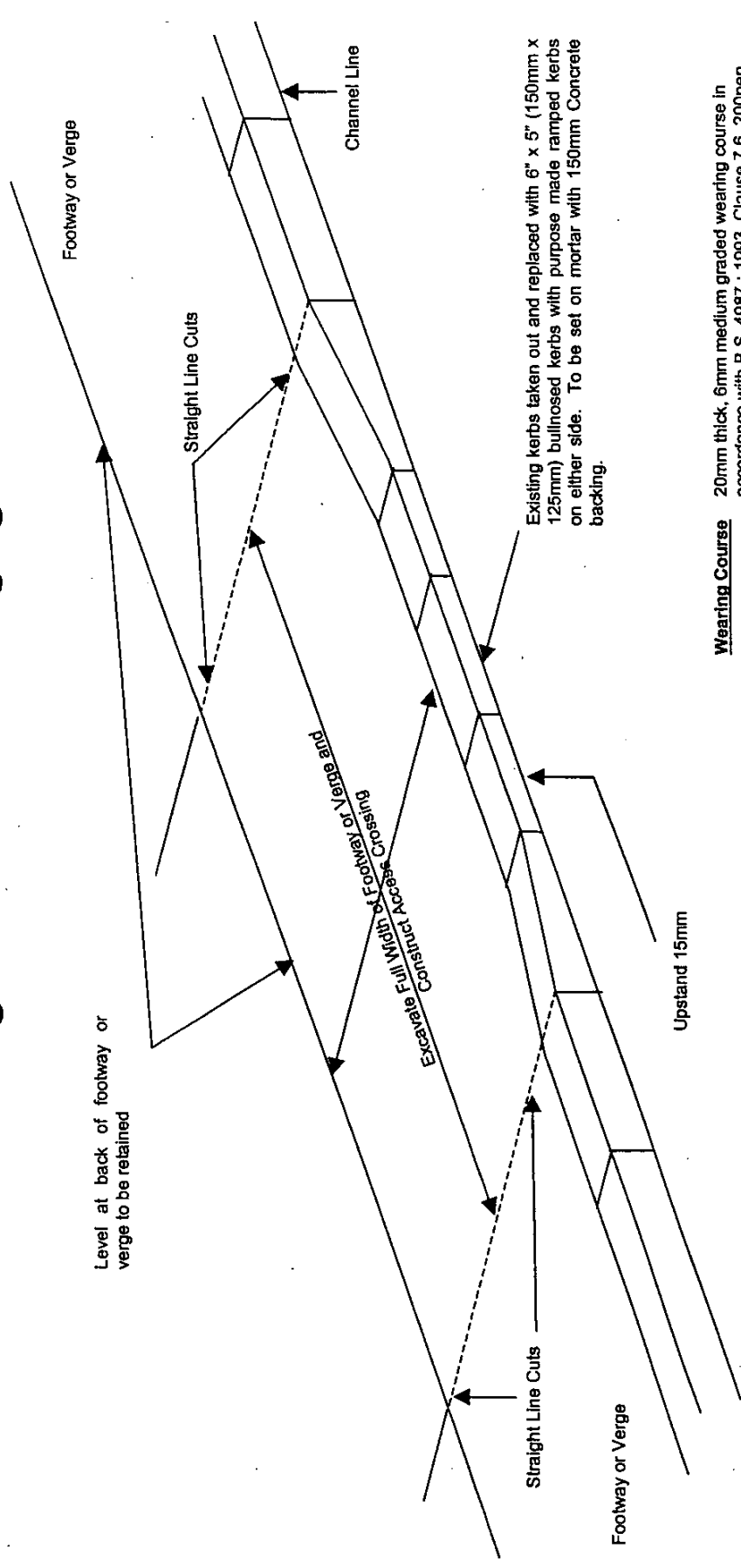
Section C - Guidance Notes

1. The kerb of the carriageway shall be lowered, or if no kerb exists a dropped kerb with splays shall be provided for the width of the access crossing, to form a 20mm check and shall be bedded on a 150mm concrete foundation with concrete haunch 150mm wide. Alternatively one row of setts may be laid with a similar foundation and backing.
2. The ditch, if any, is to be cleaned and piped for a minimum length of one metre beyond the limits of the crossing. The pipe diameter is to be determined by the County Surveyor or his representative according to local drainage requirements and shall be bedded on and surrounded by 150mm concrete. If necessary, head walls shall be provided.
3. The land between the Improvement Line and the existing highway boundary may ultimately be required for road widening purposes.
4. See below for person to contact before work is commenced.

Mr. T. Dawson, Area Surveyor:

Northern Area, Ladderedge Depot, Leek, Staffs. ST13 7AB.
(Tel: 01538 483029)

Central Area, 113 Newcastle Road, Stone, Staffs. ST15 8LD.



Level at back of footway or verge to be retained

Existing kerbs taken out and replaced with 6" x 5" (150mm x 125mm) bullnosed kerbs with purpose made ramped kerbs on either side. To be set on mortar with 150mm concrete backing.

Upstand 15mm

NOTE

Where the footway is flag paved the slopes of each side of the access crossing must be saw cut to obtain the necessary falls and gradients and all sloping flags must be bedded on 75mm of concrete grade ST1. Flags only to be used under the instructions of the Engineer in charge.

Wearing Course
20mm thick, 6mm medium graded wearing course in accordance with B.S. 4987 : 1993, Clause 7.6, 200pen binder.

Base Course
40mm thick, 20mm dense base course in accordance with B.S. 4987 : 1993, Clause 6.5, 200pen binder.

Road Base
150mm thick. Approved Stone.

Sub Base
As required.

Crushed Rock
AGGREGATE (NOT LIMESTONE OR SLAG) TO BE USED.

Title

Plan Showing Construction Of Typical Domestic Access Crossing

Staffordshire County Council <i>Part of the green Country</i>		Address: L. Murray Director of Development Services TRAVEL MANAGEMENT & SAFETY BUSINESS UNIT Development Services Department, Rowena, Wellington, ST16 3TJ Tel: 01789 223121 Fax: 01789 279098	
Scale	NTS	Plan/Ref No.	AC/1/91
Origin By		Date	1/12/98
Drawn By			