

Application for Planning Permission and conservation
area consent for demolition in a conservation area.
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. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

Town/City:

County:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

5. 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: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Agreed separate applications for Engineering Building extension and the larger, campus redevelopment plans. Justification for demolitions required within Heritage Statement. The donation of the Plaster Ceiling from within the Carr Gym to the publicly accessible Public Museum was welcomed.

Strategy and principal of opening the site to create an innovative and open sense of place welcomed. Proposals for landscaping to be developed and incorporated into application.

Removal of single storey extension (Skills Base) to allow the construction of the new School of Art was understood and the principal of the approach encouraged.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

New pedestrian entrance to be formed from Stockwell Street.
Relevant drawings, 1222_200 Stockwell Street Elevation, 1222_002 Proposed Landscaping

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? Yes No

If Yes, please provide details:

Waste collection and bin storage is to be located in current position, easily accessible from Stockwell Street. A new bin store will be constructed.

Have arrangements been made for the separate storage and collection of recyclable waste? Yes No

If Yes, please provide details:

Internal collection of recyclable materials will be implemented as part of the University of Derby's Waste management guidelines.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? Yes No

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

The development proposals for the Leek College campus involve the creation of 1623sqm of new teaching and learning accommodation in the form of a new Engineering Building (subject to a separate application) and a new Art Building. To deliver these modern education facilities the site needs to be rationalised and new development space created.

The condition of the buildings to be demolished is relatively poor, and the ability to serve the needs of modern education requirements limited. Whilst efforts have been made to adapt the accommodation over the years their continued use is unsustainable. Further explanation and justification is contained within our Heritage Statement.

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

facing brickwork, stone, stained timber boarding

Description of *proposed* materials and finishes:

facing brickwork, weathered timber

Roof - description:

Description of *existing* materials and finishes:

bitumen felt, slate tile, concrete tiles

Description of *proposed* materials and finishes:

zinc coloured metal sheet roofing, single ply membrane

Windows - description:

Description of *existing* materials and finishes:

painted wooden framed, single glazed.

painted metal framed, single glazed.

Description of *proposed* materials and finishes:

polyester powder coated metal framed, double glazed windows and curtain walling

Doors - description:

Description of *existing* materials and finishes:

painted wooden doors

Description of *proposed* materials and finishes:

polyester powder coated metal framed, double glazed doors.

polyester powder coated metal framed, louvred doors.

Boundary treatments - description:

Description of *existing* materials and finishes:

chainlink fencing, wooden panels, brick boundary wall

Description of *proposed* materials and finishes:

wire mesh fencing, brick boundary wall.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

tarmacadam, brick pavers, concrete

Description of *proposed* materials and finishes:

The proposal sees the removal of parkign form the site to form pedestrian areas. Materials; finished concrete paving, contrast paving, planted borders and trees.

Lighting - add description

Description of *existing* materials and finishes:

Building mounted security lighting.

Description of *proposed* materials and finishes:

General external amenity lighting will be provided for safety.

Hard and soft landscaping area will require amenity lighting of the areas by utilising a mix of column/bollard lighting and accent lighting.

The lighting scheme shall be designed in accordance with CIBSE guidelines and will incorporate energy efficient luminaires and light sources with no upward light spill in compliance with the ILE requirements for light pollution.

The external lighting can be switched by photocell and time clock arrangement. Lighting will generally extinguish before 11.00pm to avoid unnecessary illumination when it is not required.

10. (Materials continued)

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

001 Location Plan and Block Plan
 002 Existing Site Plan - Demolitions
 003 Proposed Site Plan - Landscaping
 ABA Drawing 201a Topographical Survey Sheet 1
 ABA Drawing 201b Topographical Survey Sheet 2
 ABA Drawing 201c Topographical Survey Sheet 3
 ABA Drawing MB - GF1 Existing Ground Floor Plan (Main Building)
 ABA Drawing MB - FF1 Existing First Floor Plan (Main Building)
 BS5837 Tree Survey -Tree Survey Plan 1 (1a)
 BS5837 Tree Survey -Tree Survey Plan 1 (1b)
 BS5837 Tree Survey - Tree Removal Plan 2 (2a)
 BS5837 Tree Survey -Tree Protection Plan 3
 200 Existing Site Sectional Elevations 1
 201 Existing Site Sectional Elevations 2
 210 Proposed Site Sectional Elevations 1
 211 Proposed Site Sectional Elevations 2
 ART_100 Proposed Ground Floor Plan
 ART_101 Proposed Lower Ground Floor Plan
 ART_102 Proposed First Floor Plan
 ART_200 Proposed North and South Elevations
 ART_201 Proposed East and West Elevations
 ART_250 Proposed Building Sections 1
 ART_251 Proposed Building Sections 2
 1222_DandA Statement
 1222_Heritage Statement

11. Vehicle Parking

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	44	14	-30
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	2	2	0
Disability spaces	2	2	0
Cycle spaces	0	10	10
Other (e.g. Bus)	0	0	0
Short description of Other			

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown
 Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

ABA Drawing 101 Buried Services Plan 1
 ABA Drawing 102 Buried Services Plan 2
 ABA Drawing 103 Buried Services Plan 3

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate 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 Main sewer Pond/lake
 Soakaway Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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

15. Existing Use

Please describe the current use of the site:

Further Education College as part of the University of Derby.
Education Use.

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

16. 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'.

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

18. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

Use class/type of use	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)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	0.0	0.0	0.0	0.0
B2 General industrial	0.0	0.0	0.0	0.0
B8 Storage or distribution	0.0	0.0	0.0	0.0

19. All Types of Development: Non-residential Floorspace (continued)

C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	5880.0	1505.0	1088.0	-417.0
	Total	5880.0	1505.0	1088.0	-417.0

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

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

22. Site Area

What is the site area?

23. 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:

Is the proposal for a waste management development? Yes No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? Yes No

25. 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? (Please select only one)

The agent The applicant Other person

26. Certificates (Certificate B)

Certificate Of Ownership - Certificate B
Certificates under Article 12 – Town and Country Planning (Development Management Procedure) (England)
Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant (*"agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990*) of any part of the land or building to which this application relates.

26. Certificates (Certificate B - continued)

Owner/Agricultural Tenant		Date notice served			
Name:	Staffordshire County Council	03/07/2013			
Number:	Suffix:				
Street:	Third Floor, No. 1 Staffordshire Place				
Locality:	Tipping Street				
Town:	Stafford				
Postcode:	ST16 2LP				
Title:	Mr	First name:	Andy	Surname:	Hunt
Person role:	Agent	Declaration date:	03/07/2013	<input checked="" type="checkbox"/>	Declaration made

27. 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 03/07/2013