part one
08/00907/FUL

Application for Planning Permission.
Town and Country Planning Act 1990

ublication of planning applications on council web sites
lease note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form nd in supporting documents may be published on the council's website.
f any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection ct and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: Ramshorn Estates Limited

Street address: Alexandra House
Queen Street

Town/City: Leek
County: Staffordshire Moorlands
Country:
Postcode: ST13 6LP

	Country Code	National Number	Extension Number
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: Mr | First Name: David | Surname: Breakwell

Company name: Sammons Architectural Limited

Street address: 10
Cawdry Buildings
Fountain Street

Town/City: Leek
County: Staffordshire
Country: England
Postcode: ST13 6JP

	Country Code	National Number	Extension Number
Telephone number:		01538386002	
Mobile number:			
Fax number:			

Email address: sammonsltddavidb@aol.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Constuction of internal pathway system

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

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

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

None

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

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

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:

Holiday chalet site

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

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

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

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 will need to provide a full Tree Survey with accompanying plan before your application can be determined. 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 construction - Recommendations'

17. Trade Effluent

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

18. Residential Units

Development Control Manager
Staffordshire Moorlands District Council
Moorlands House
Stockwell Street
Leek
Staffordshire Moorlands
ST13 6HQ

Your ref	PP.00416184
Our ref	2003.1203
Date	18 April 2008

Dear Rob,

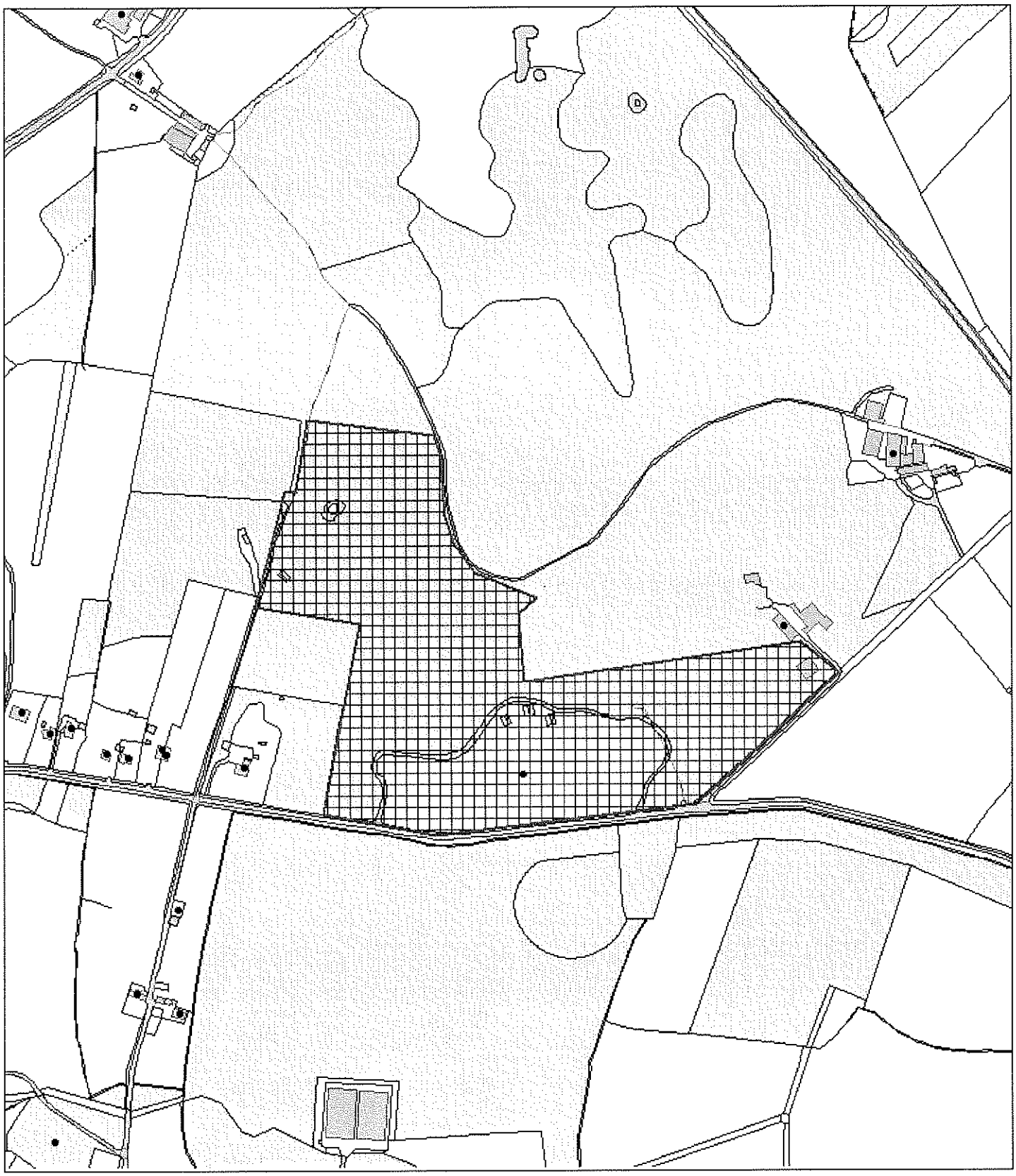
Proposed pathway system at Ramshorn Holiday Chalet Site

I refer to the above planning application submitted electronically today. Please note that the application is not considered to require a Design and Access Statement as it proposes only engineering works and is therefore exempt by virtue of paragraph 69 of Circular 01/2006. If you disagree, please let me know. Please also note, that whilst the application site is wooded, Steve Massey has agreed that because the proposal represents a no-dig construction, a tree report is not necessary. Please also let me know if you disagree with this decision.

Yours sincerely,

David J. Breakwell Dip. T.P.
For and on behalf of Sammons Architectural Ltd.

Reference:	08/00907/FUL Farley



Scale : 1:5000

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Organisation	SMDC
Department	Planning
Description	