part one

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ct and is not to be published on the council's website, please contact the council's planning department.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: Woods Pies Ltd

Street address: 20, Kenilworth Walk
The Pastures

Town/City: Cheadle
County: Staffordshire Moorlands
Country:
Postcode: ST10 1WA

	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 Ltd

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:		01538 386002	
Mobile number:			
Fax number:			

Email address: sammonsltddavidb@aol.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Replacement shopfront

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

08/00908 FUL 21 APR 2008 SMDC

4. Site Address Details

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

House: 95 Suffix:

House name:

Street address: High Street

Biddulph

Town/City: STOKE-ON-TRENT

County:

Postcode: ST8 6AB

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

Easting: 388308

Northing: 357579

Description:

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: Mr First name: Chris Surname: Drage

Reference:

Date (DD/MM/YYYY): 13/02/2008 (Must be pre-application submission)

Details of the pre-application advice received:

Meeting held on site

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

7. Waste Storage and Collection

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

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

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (•) No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (•) No

10. Materials

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

08/0009/08 FUL 21 APR 2008

Windows - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

white powder coated metal

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:

Design and Access 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

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:

Shop

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

SMDC

18. Residential Units

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ( ) Yes (•) No ( ) Unknown

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

22. Site Area

What is the site area? 50.00 sq.metres

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:

None

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 A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: David Surname: Breakwell

Person role: Agent Declaration date: 18/04/2008 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (•)

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ( )

Title: Mr First Name: David Surname: Breakwell

Person role: Agent Declaration date: 18/04/2008 ☒ 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. ☒

Date 18/04/2008

08/0099/8 FUL 21 APR 2008 SMDC

DESIGN AND ACCESS STATEMENT

PROPOSAL : **Replacement Shopfront**

ADDRESS : **95 High Street, Biddulph, ST8 6AB**

APPLICANT : **Woods Pies Ltd**

DATE : **April 2008** **JOB No.** : **2008-1541**

DESIGN

ASSESSMENT

Assessment Area

The premises are located in a town centre location in a primary shopping frontage. The premises are currently used as a general store and are within a terrace of similar shops. Given the nature of the proposal, it is considered that the appropriate Assessment Area should consist of the shop premises with 50m of the application site.

Physical

The physical characteristics of the Assessment Area consist of generally two storeys 19th/early 20th Century former dwellings which have been converted into shops. The application building is a narrow brick building. At ground floor there is a timber shop front with a brick stallriser. The entrance of the shop front is set back. The neighbouring buildings incorporate a range of ages and styles of shop fronts. The majority of shopfronts have stallrisers/plinths.

Economic

The application premises are within the core of town's shopping centre. It is important that the town centre retains its vitality through appropriate investment in existing commercial enterprises.

Planning Policy

The Development Plan for the area comprises the Staffordshire and Stoke on Trent Structure Plan and the Staffordshire Moorlands Local plan. The Local Plan shows the premises located within a Town Centre Shopping Street and therefore subject to Policy S7 which seeks to retain retail frontages.

EVALUATION

The application proposes a replacement shopfront to the premises. The existing shopfront is dated and considered to have little historic or architectural merit.

DESIGN

General

The application proposes a new shopfront with the same overall dimensions. The proposal will incorporate a set back entrance similar to the current situation. It also incorporates a stallriser. The replacement fascia sign is proposed to be a frameless powder coated metal sign coloured orange with white lettering. Its illumination will be the subject of a separate application.

08/00908 FUL SMDC

ACCESS

VEHICULAR AND TRANSPORT LINKS
These are not affected by the proposal.

INCLUSIVE ACCESS
Floor levels at the proposed new shop doorway will be provide suitable access for less abled people.

08/00908 FUL
SMDC

SITE PLAN
Scale 1:500



© Crown Copyright 2008. All rights reserved. Licence number 100020449

08/00908 FUL

WOODS PIES Ltd.

PROPOSED FACADE CHANGES TO
95 HIGH STREET,
BIDDULPH,
ST8 6AB

SITE PLAN

Date	Sheet	Scale
APRIL 2008	A4	1:500
Drg No.	Rev.	Drawn
2008-1541-07	-	AB

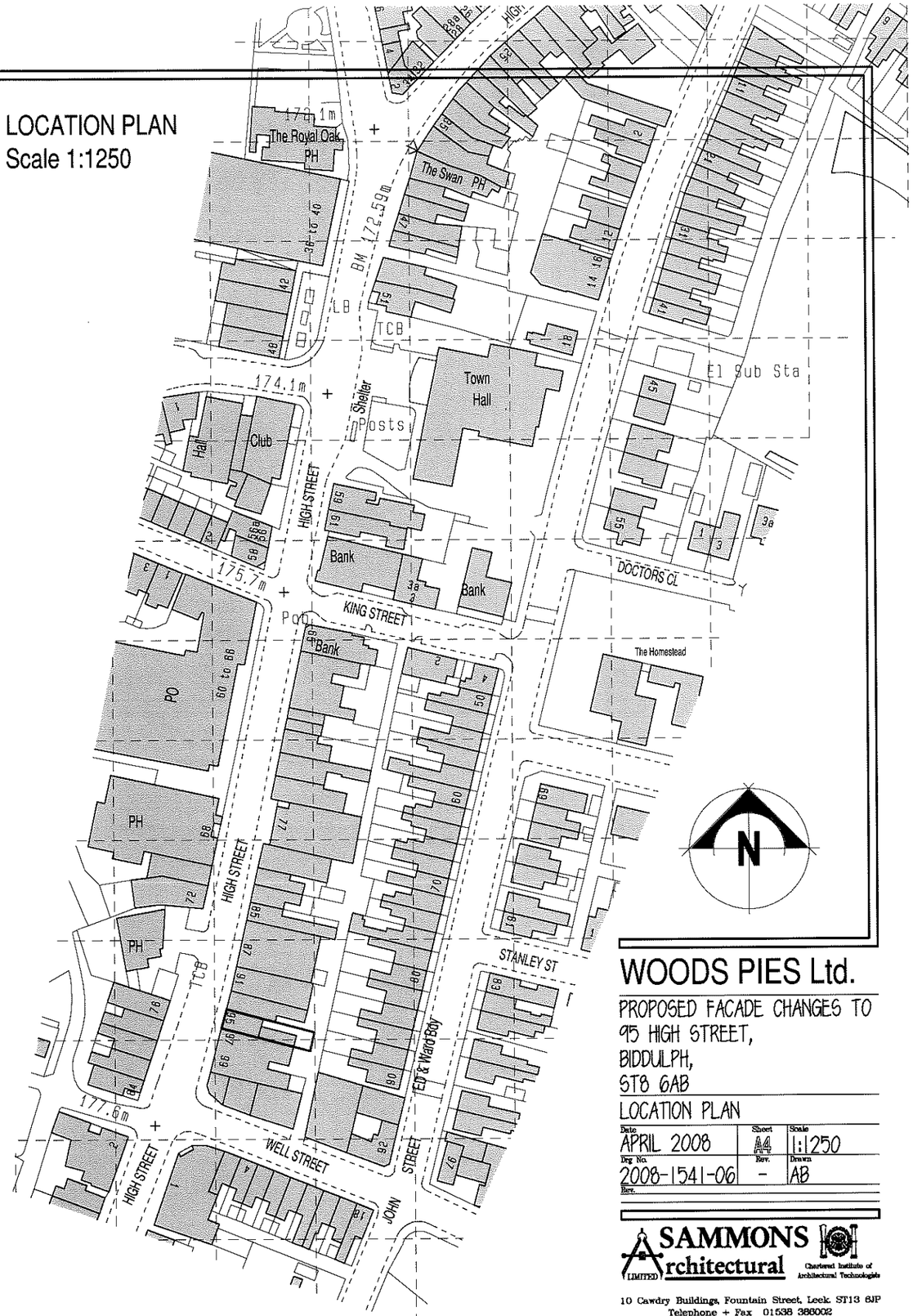
Rev.

SAMMONS (LIMITED) Architectural
Chartered Institute of Architectural Technologists
10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: sammonsltd@aol.com

This drawing is copyright. Do not scale.
All dimensions must be checked prior to commencement.

SMDC

LOCATION PLAN
Scale 1:1250



© Crown Copyright 2008. All rights reserved. Licence number 100020449

N

WOODS PIES Ltd.

PROPOSED FACADE CHANGES TO
95 HIGH STREET,
BIDDULPH,
ST8 6AB

LOCATION PLAN

Date	Sheet	Scale
APRIL 2008	A4	1:1250
Drg No.	Rev.	Drawn
2008-1541-06	-	AB

Rev.

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists
10 Cawdry Buildings, Fountain Street, Leek. ST13 6JP
Telephone + Fax 01538 386002
E-mail: sammonsltd@aol.com

This drawing is copyright. Do not scale.
All dimensions must be checked prior to commencement.

08/00908 FUL 21 APR 2008 SMDC

Reference:	08/00908/FUL Biddulph

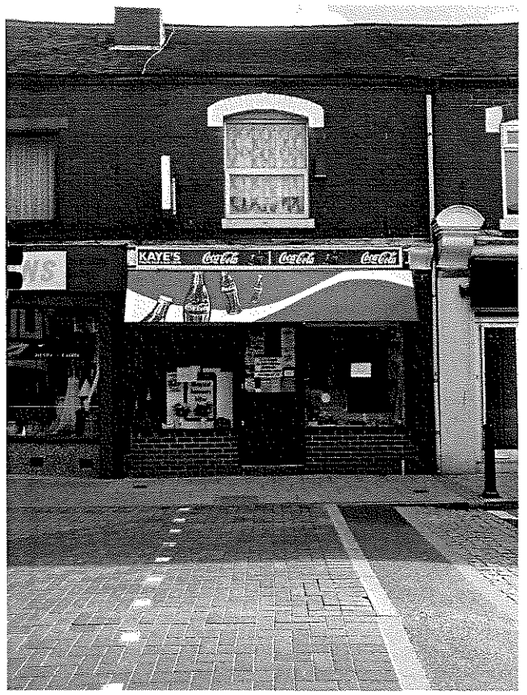


Scale : 1:1250

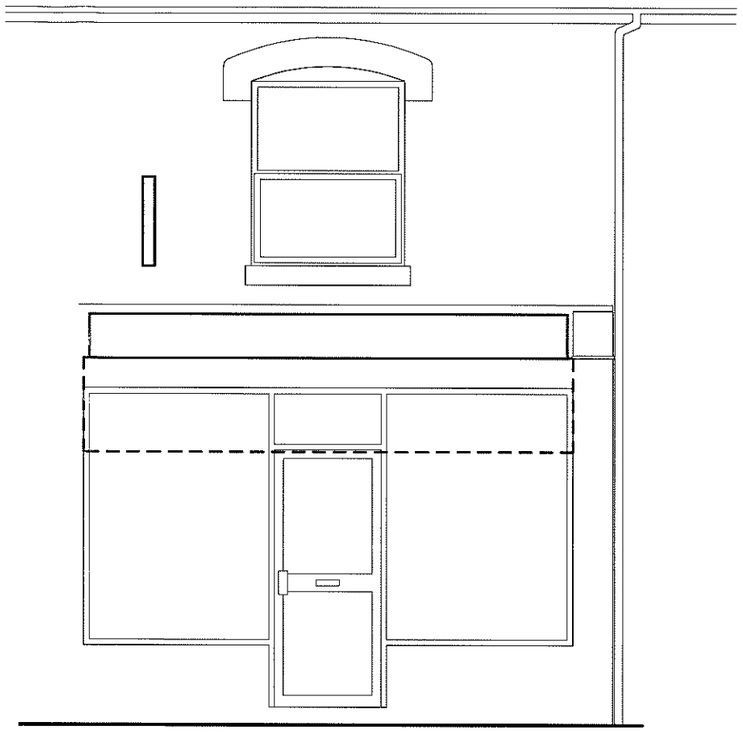
This copy has been produced specifically for the Map Return Scheme purposes only. No further copies may be made.

© Crown copyright. All rights reserved.
Staffordshire Moorlands District Council. Licence no. 100018384. 2007.

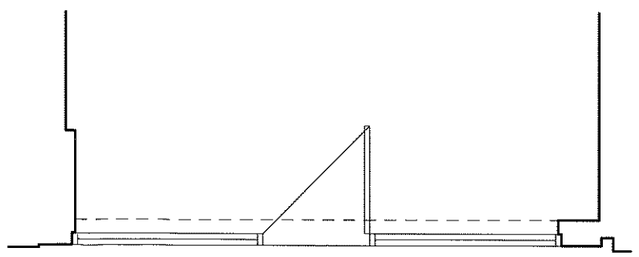
Organisation	SMDC
Department	Planning
Description	



SHOP FRONT PHOTOGRAPH



SHOP FRONT ELEVATION



SHOP FRONT PLAN



Scale Bar at 1:50

STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL BIDDULPH GRANT SCHEME

95 HIGH STREET,
BIDDULPH

EXISTING CONDITIONS

Date	Sheet	Scale
MARCH 2008	A3	1:50
Drg No.	Rev.	Drawn
2008-1541-01	-	AB
Rev.		

SAMMONS Architectural LIMITED
Chartered Institute of Architectural Technologists
10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone + Fax 01538 386002
E-mail: sammonsltd@aol.com

This drawing is copyright. Do not scale.
All dimensions must be checked prior to commencement.

08/00908 FUL 21 APR 2008 SMDC